

# Lot 120

£7,800 p.a.x.  
with fixed increases

## 80 Castle Street, Forfar, Angus DD8 3AA Heritable Retail Investment



### Key Details

- Let until June 2027 (no breaks)
- Located on the main retailing street
- Rent increasing to £12,000 p.a. in 2021
- Neighbouring occupiers include Clydesdale Bank, Peacocks and Cancer Research

### On Behalf of a Major Fund Manager

#### Location

**Miles:** 14 miles north of Dundee  
29 miles north-west of Perth  
51 miles south of Aberdeen

**Roads:** A932, B9128, A90

**Rail:** Arbroath Railway Station

**Air:** Dundee Airport

#### Situation

Forfar is a popular market town in the east of Scotland, 14 miles north of Dundee. The property is located in the town centre, on the northern side of Castle Street.

#### Description

The property comprises a ground floor retail unit with residential above (in separate ownership). Nearby occupiers include Cancer Research, Nationwide Building Society and Clydesdale Bank.

#### Tenure

Heritable (Scottish equivalent of Freehold).

#### Viewings

Please contact Mhairi Jarvis on 0131 552 5191.

#### VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	91.04 sq m (980 sq ft)	INDIVIDUAL t/a Just Ask	10 years from 01/06/2017 until 31/05/2027	£7,800 with fixed increases (1)	01/06/2022
<b>Total</b>		<b>91.04 sq m (980 sq ft)</b>			<b>£7,800</b>	

(1) The lease provides fixed increases to £10,000 p.a. from June 2020 and £12,000 p.a. from June 2021.



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