

97-99 North Street and 14c Market Street, Forfar, Angus DD8 3EY

Heritable Restaurant Investment

Lot 61

£8,840 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	121.01 sq m (1,303 sq ft)	T. MAHMOOD	15 years from 23/11/2018 until	£8,840	23/11/2023
Basement	Residential Ancillary	One bed flat 48.75 sq m (525 sq ft)	t/a Shimla Indian Restaurant	22/11/2033 on a full repairing and insuring lease		and 5 yearly thereafter
Total Commercial Floor Area		169.76 sq m (1,828 sq ft)			£8,840	

Key Details

- Entirely let to tenant trading as Shimla Indian Restaurant
- Includes one bed flat separately accessed from Market Street
- Let for 15 years from November 2018 (no breaks)
- Tenant in occupation for at least 9 years
- Nearby occupiers include Tesco, Howdens, Jewson and Nationwide Crash Repair
- VAT-free investment

Location

Miles: 14 miles north of Dundee
27 miles north of St Andrews
70 miles north of Edinburgh

Roads: A90, A92, M90

Rail: Dundee Train Station

Air: Edinburgh Airport

Situation

Forfar is a historic market town located 14 miles north of Dundee and is the county town and administrative centre of Angus. The property is located on the west side of North Street, in a prominent corner position at its junction with Market Street and Carseview Road, about 0.5 miles north-east of the town centre. Nearby occupiers include Tesco, Howdens, Jewson and a Nationwide Crash Repair Centre.

Description

The property comprises a restaurant arranged on the ground floor with ancillary accommodation at basement level. The property benefits from having a one bedroom flat at ground floor, accessed from Market Street. The property forms part of a larger building.

Tenure

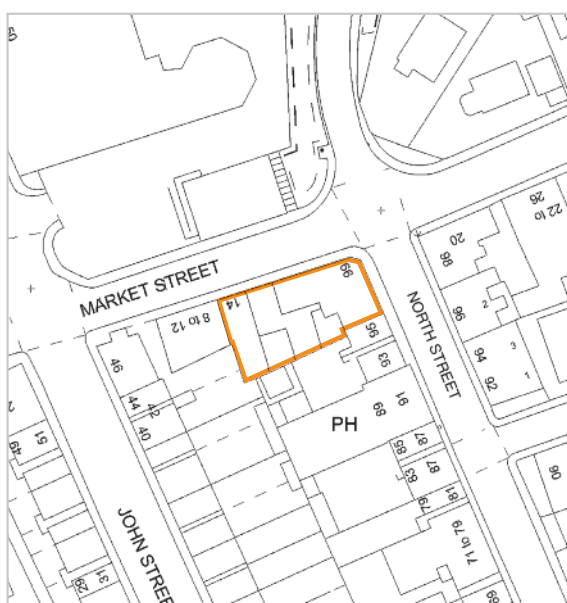
Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
Mhairi Jarvis
+44 (0)7718 899341
mhairi.jarvis@acuitus.co.uk

Seller's Solicitors: Hannay Fraser & Co
Calum Fraser
+44 (0)141 221 1381
calum@hannayfraser.co.uk