

Lot 47, 80 Castle Street, Forfar,

Angus DD8 3AA

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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Property Information

Heritable Retail Opportunity

- Popular market town
- Located on the principal retailing street
- Let to an individual, trading as Castle Nail Bar, until September 2024
- Nearby occupiers include Clydesdale Bank, Peacocks and Cancer Research

Lot 47
Auction 12/Jul/2022

Rent £7,000 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

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. Nearby occupiers include Cancer Research, Nationwide Building Society and Clydesdale Bank.

Tenure

Heritable. (Scottish equivalent of Freehold).

EPC

See legal pack

Description

The property comprises a ground floor retail unit which is part of a larger building (the upper floors held under separate ownership)

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald on 07718 899341.

Completion Period

6 week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	91.04	(980)	An Individual (1) (t/a Castle Nail Bar)	Five years from 02/09/2019 until 01/09/2024	£7,000	(01/09/2024)
Total		91.04	(980)			£7,000	

(1) The tenant is Quan Nguyen. A deposit sum of £1,750 is held by the landlord.

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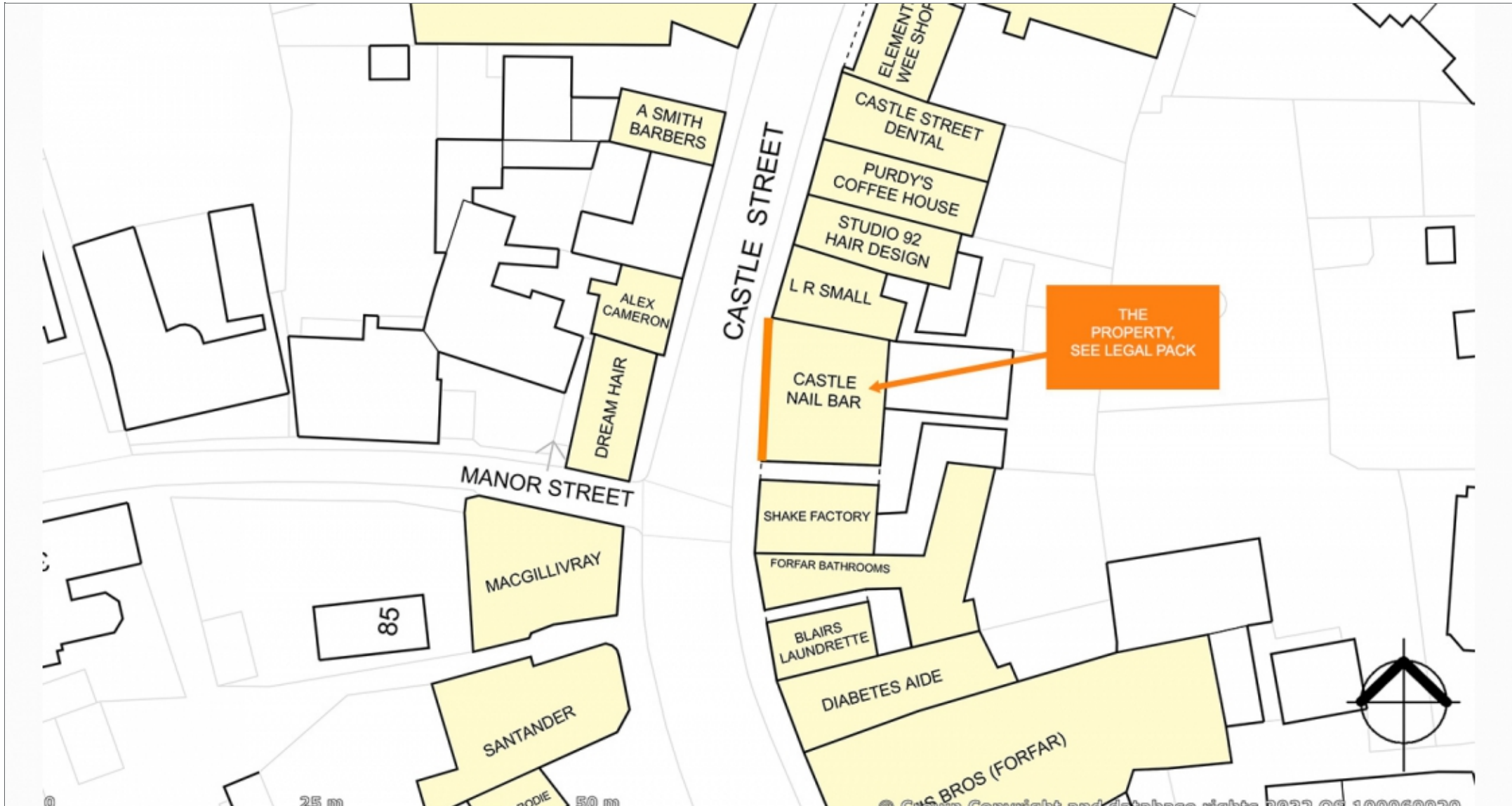
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Contacts

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September 2020