



**FALCONER**  
PROPERTY CONSULTANTS

# TO LET

79 Castle Street, Forfar,  
DD8 3AG

## OFFICE

- LEASE FROM £480 PCM
- 982 FT<sup>2</sup>
- PROMINENT TOWN CENTRE LOCATION
- 100% RATES RELIEF (SUBJECT TO QUALIFICATION)
- MOVE IN CONDITION
- GOOD LEVELS OF NEARBY PARKING
- BRIGHT SPACIOUS SUITES



## LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A92. With a population of 14,500 Forfar is principally a market town within the district of Angus.

The town is well serviced in terms of local amenities and enjoys a leisure centre, swimming pool, golf course, an Academy along with a primary school and a professional football team playing at Station Park. The town once a major textile centre was bypassed by the A90 dual carriageway linking Aberdeen and Dundee resulting in excellent commuter links to both cities.

The building is situated within the prime town centre pitch of Forfar, which is on the axis of Castle Street and East/ West High Street. The subjects are located on the western side of Castle Street at its junction with Manor Street. Nearby occupiers include Specsavers, Lloyds Pharmacy and Greggs.



## DESCRIPTION

The subjects form the 1<sup>st</sup> floor within a three storey building of stone construction surmounted by a pitched and slated roof.

Internally the suite provides two large office suites, several smaller suites, tea prep area and w.c facilities.

## PROPOSAL

Lease from £5,760 per annum.

## RATING

Rateable value £5,700.

## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

91.2m<sup>2</sup>/982ft<sup>2</sup>

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Angus Council Planning Department.

## EPC

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## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.



## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)

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