

18 - 20 EAST HIGH STREET, FORFAR, DD2 2EG

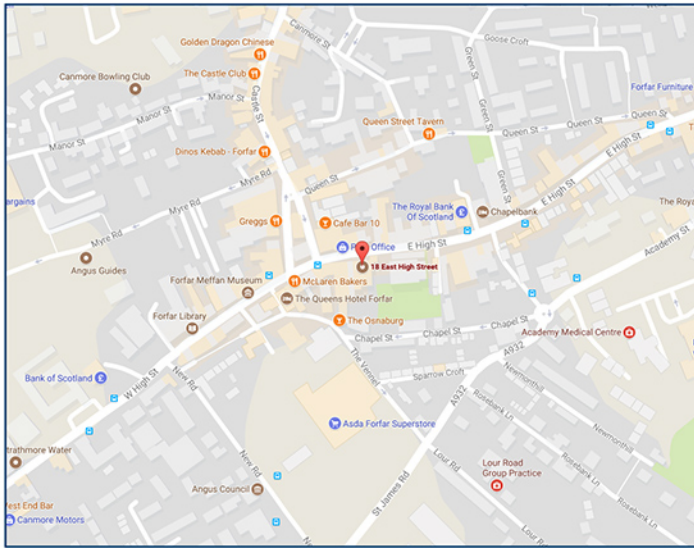


T.S.B. BANK INVESTMENT

The subjects are situated on the South side of East High Street, west of its junction with Albion Place and South East of its junction with Castle Street.

Forfar is the principle town within the Angus region of Scotland located approx 17miles North of Dundee with a resident population of c. 14,000 persons.

- High St Location
- Break Option Not Exercised
- 1,544sq ft
- Passing Rent: £16,500p.a.
- No V.A.T.
- £195,000



Location

East High St is the main retail & commerce hub within Forfar with a variety of occupiers and residential dwellings. Neighbouring occupiers include Subway, Royal Mail Post Office, Semi-Chem & Opticians



Description

The subjects comprise a ground floor retail unit currently utilised by T.S.B. Bank within a 3 storey sandstone tenement overlaid by a pitched slate roof. The subjects benefit from double glazed frontage within the traditional design and access via a recessed glazed aluminium framed automatic door. Internally the subjects have been decorated in accordance with the tenants corporate branding with floors being overlaid by a mixture of commercial carpet and ceramic tile. The subjects benefit from secure counter to the front area with dedicated meeting room, staff tea prep facilities, male and female w.c's & strong room.

AREA

The subjects have been measured on a net internal area basis to offer the following;

Ground: 143.44sqm (1,544sq ft)

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV;

£12,500

The subjects currently benefit from 100% rates exemption under the small business rates relief scheme.

INVESTMENT

Tenant: T.S.B. Bank PLC

Term: October 1999 - 24th December 2019 (Lease has been extended)

Rent: £16,500p.a.

Break Option: The tenants had a break option in December 2017 which was not exercised

Further information available on request

PROPOSAL

The subjects are available for freehold purchase for £195,000.

V.A.T.

The subjects have not been elected for V.A.T.

E.P.C.

Available on request

LEGALS

Each party shall bear their own incurred legal costs involved with the transaction.

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