

DM HALL

To Let

Prominent Hot
Food Takeaway
in High Footfall
Location

82 East High Street,
Forfar,
DD8 2ET



59.40 SQ M
639 SQ FT

Property Details

- Prominent frontage in town centre location
- Hot food takeaway premises
- High footfall
- Qualifies for 100% rates relief
- Rental £9,000 per annum

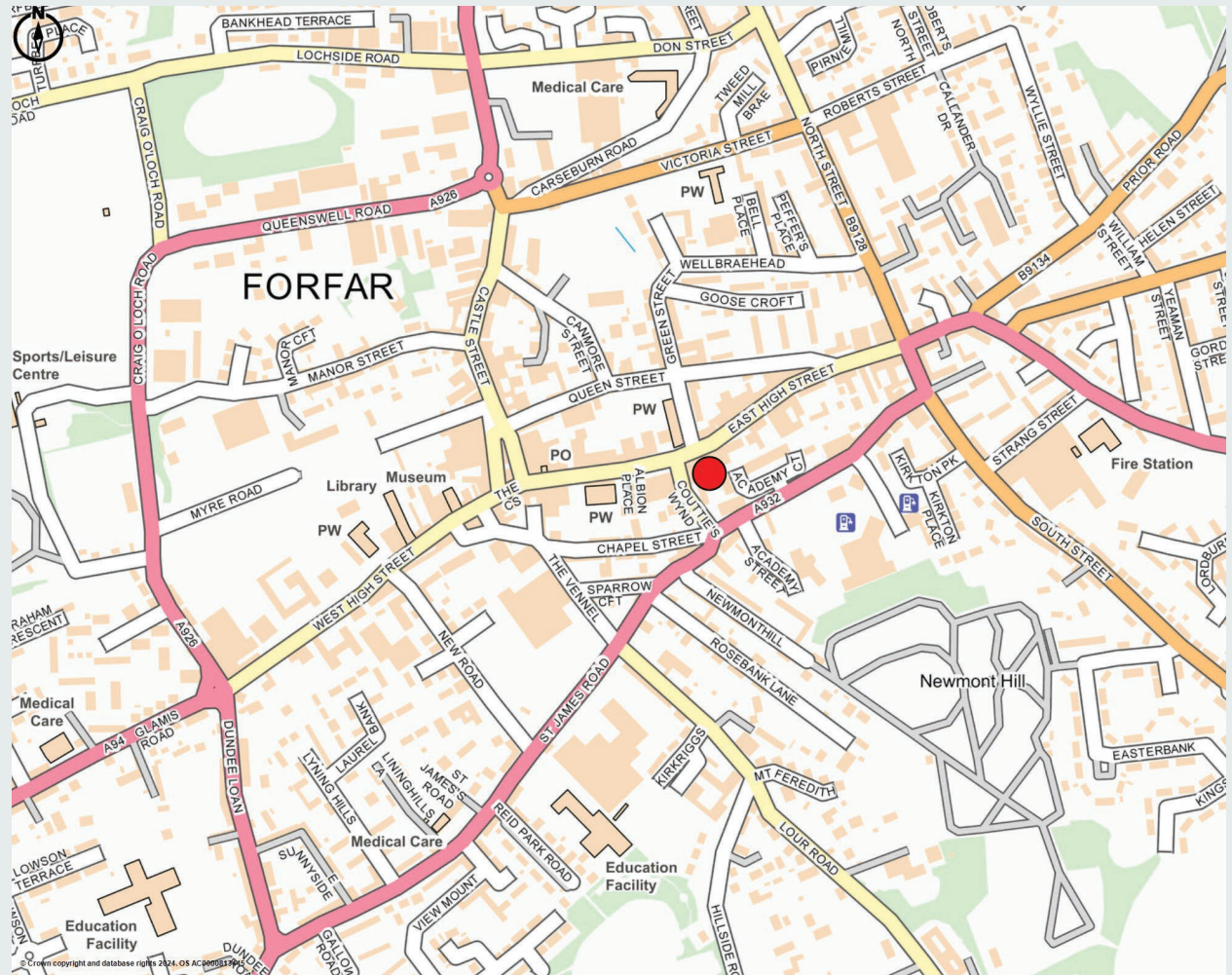
LOCATION:

Forfar is in the county of Angus, situated 17 miles north of Dundee via the A90 trunk road which also connects Forfar to Aberdeen north. With a population of approximately 15,000 people, it serves as the administrative centre for Angus Council with a rich history of sports and leisure facilities. The town is a popular commuter hub between Dundee and Aberdeen.

The premises are contained within the town centre of Forfar on the south side of East High Street adjacent to Couttie's Wynd. East & West High Street and Castle street form the town's primary retail hub. The property benefits from excellent transport links with essential bus operators servicing bus stops directly in front of the subjects, attracting regular footfall to the subjects. On-street car parking is available on East High Street.

Neighbouring occupiers include The Forfar Arms, Morrisons Daily, High Street Dental Practice, The Whiskey Studio, The Canvas Art Gallery and Bruce Locksmith and Hardware.

The location of the subjects is shown on the appended plan.



DESCRIPTION:

The property comprises a ground floor hot food takeaway premises contained within a two storey building of traditional stone and slate construction. With an excellent corner frontage, there is opportunity for additional signage and commercial exposure.

Internally, the takeaway premises provides:

- Customer order and seating area to front
- Gas supplied cooking stations with extraction canopy
- Separated prep kitchen
- Rear store and partitioned office
- Single WC

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Customer, kitchen, prep room, rear WC, store and office	59.40	639

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENT:

Rental offers of £9,000 per annum are invited on the basis of a new full repairing and insuring lease.



Property Details

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable. For the avoidance of doubt, VAT is not chargeable on the rent.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents



Make an enquiry

DM Hall Commercial

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA

Sadik Chowdhury

dundeeagency@dmhall.co.uk

01382 873 100

DM HALL



Regulated by
RICS

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