

FOR SALE
COMMERCIAL

 **GRAHAM
SIBBALD**



Renton Hut
Craig O'Loch Road
Forfar
DD8 1BZ

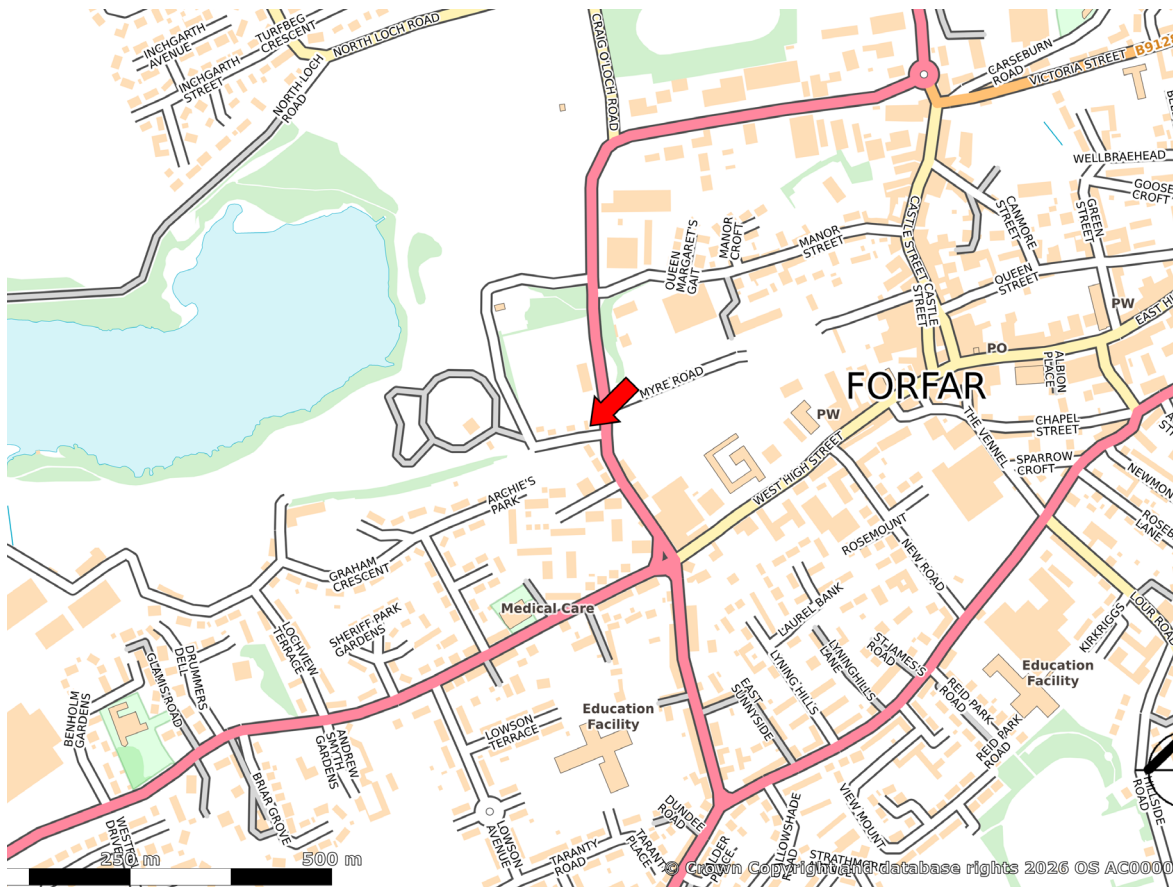
- Close Proximity to Forfar Town Centre
- May Suit a Variety of Uses — subject to consents
- May Qualify for 100% Rates Relief
- Extends to 43.21 sq.m. / 465 sq.ft.
- Offers over £20,000 invited

LOCATION

Forfar is located 17 miles north of Dundee and 32 miles south of Aberdeen, accessed from the A90 dual carriageway. With a resident population of approximately 14,000, Forfar forms one of the principal market towns within the district of Angus and is also a popular commuter hub benefiting from a vibrant town centre at its heart.

More precisely, the subjects are located on the west side of Craig O'Loch Road close to the junction with Myre Road. Surrounding occupiers are primarily residential in nature.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a modular timber framed unit that is overlaid in profile sheeting and appears to be extended held under a pitched and mono pitched roof.

The subjects provide office/storage accommodation as well as kitchenette and WC.

The subjects may suit a variety of uses subject to obtaining the necessary consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Gross Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Renton Hut	43.21	465

RATEABLE VALUE

The subjects have a Net and Rateable Value of £610.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.



EPC

Available on request.

PRICE

The subjects are available For Sale with offers over £20,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



GRANT ROBERTSON
Senior Director

grant.robertson@g-s.co.uk
07900 265 516



CHARLES CLARK
Property Agent

charles.clark@g-s.co.uk
07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.