



12 East High Street, Forfar, DD8 2EG

Town Centre Location

- Ground Floor
- Well Presented Unit
- 1,087sq ft
- Optician & Hearing Clinic
- V.A.T. Free
- Expiry 2032
- Passing £7,500p.a
- Sale: £90,000

LOCATION

The property is situated on the south side of East High Street close to its junction with The Cross leading to West High Street within Forfar's main commercial thoroughfare. Neighbouring occupiers include, Subway, Ruby Nails, Granny Betty's, Nickel & Dime and Forfar Tourist Information office.

Forfar is one of the principal towns within the local authority region of Angus and is situated some 27km (17 miles) north of Dundee and 84km (52 miles) south of Aberdeen, just to the east of the A90 dual carriageway. The town has a resident population of approximately 14,000 persons (source: Angus Council)

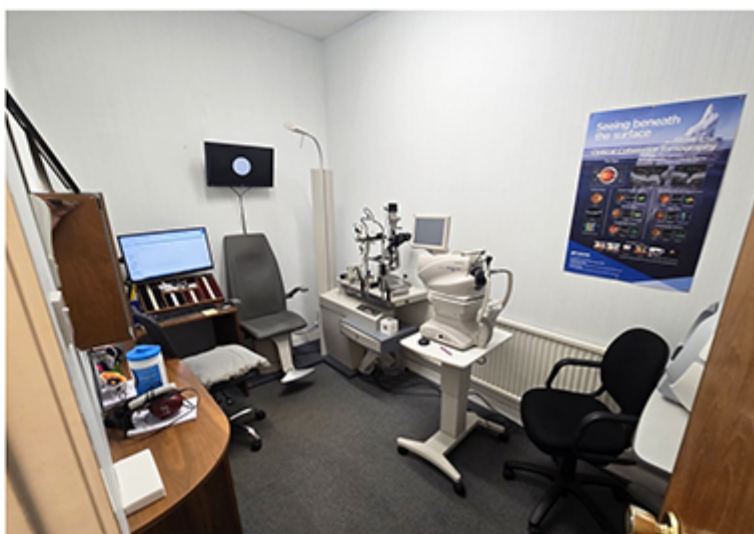
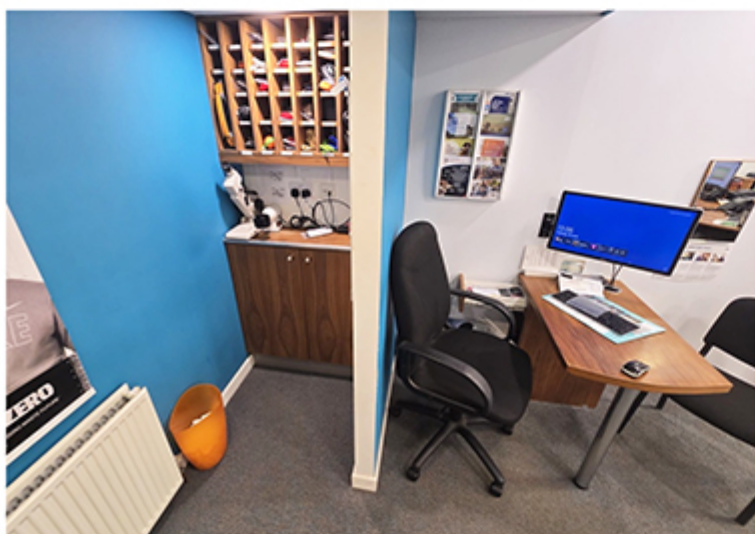
PROPERTY

The property comprises ground floor commercial unit set with a larger three story development of traditional sandstone construction surmounted by a pitched roof.

The property offers a single display window frontage with partially recessed entrance door accessible from street level. Internally the property offers an open plan retailing space with partitions erected to form private consultation room and WC facility to the rear.

AREA

100.9sqm (1,087sq ft)



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LEASE SUMMARY

The property is held on an F.R.I Lease to Duncan & Todd Ltd expiring 3rd July 2032 with a passing annual rent of £7,500 per annum. We understand there are no provisions for tenant break options.

Further: Duncan & Todd Ltd are part of the larger Duncan & Todd Group operating Optical and Hearing clinics across Scotland. The group operate 43 units across Scotland employing over 370 staff with brands including: 20/20 Opticians, Duncan & Todd, Browns Opticians, James Hughes amongst others. For the financial year ending 31st March 2024, Duncan & Todd Ltd reported an annual turnover of £27.579m with gross profit of £18.9m showing a 12% increase on the previous year.

SALE

The property is available on a freehold basis for £90,000

V.A.T.

Figures quoted exclusive of V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.