



The Old Mart Business Park, Units 1-10, 48A John Street, Forfar, DD8 3EZ  
 RECENTLY REFURBISHED STORAGE UNITS

Tenure	To Let
Available Size	451 to 1,217 sq ft / 41.90 to 113.06 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

**Key Points**

- IMMEDIATE ENTRY
- QUALIFYING OCCUPIERS MAY BENEFIT FROM 100% RATES RELIEF
- CLOSE TO FORFAR TOWN CENTRE
- ESTABLISHED BUSINESS LOCATION
- PROMINENT POSITION
- A RANGE OF UNIT SIZE AVAILABLE FROM APPROX. 500 SQ FT
- 5 MINS DRIVE FROM A90 DUAL CARRIAGEWAY

# The Old Mart Business Park, Units 1-10, 48A John Street, Forfar, DD8 3EZ

## Description

The subjects comprise a recently refurbished former storage building of traditional stone construction under a pitched profile clad insulated roof. The building has been sub-divided into 9 no. smaller storage units of varying sizes with a modern fit-out.

Each unit benefits from an electrically operated Hormann panel door with pedestrian access, a minimum eaves height of 3.0 metres, LED spotlighting and a 3 phase power supply.

## Location

The subjects are located in a prominent position at the corner of John Street and Market Street, approximately 1 km north east of Forfar town centre. Surrounding occupiers are a mix of residential and commercial, which includes local and national operators, and local authority County Buildings.

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.

## Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:-

- Unit 1 - 108.81 sq m (1,171 sq ft)
- Unit 2 - 105.36 sq m (1,134 sq ft)
- Unit 3 - 43.85 sq m (472 sq ft)
- Unit 4 - 41.93 sq m (451 sq ft)
- Unit 5 - 48.07 sq m (517 sq ft)
- Unit 6 - 47.45 sq m (511 sq ft)
- Unit 7 - 41.74 sq m (449 sq ft)
- Unit 8 - 44.00 sq m (474 sq ft)
- Unit 9 - 89.05 sq m (959 sq ft)
- Unit 10 - 113.08 sq m (1,217 sq ft)

## Terms

The premises are available to lease on full repairing and insuring terms. Further details on rental is available from the letting agents

## VAT

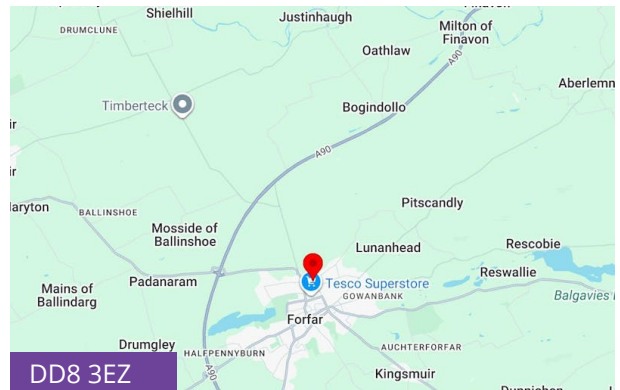
No VAT applicable.

## Business Rates

The premises require to be reassessed for rating purposes following completion of the redevelopment works.

## Viewings

Please contact the marketing agents, Westport Property, on 01382 225 517.



## Viewing & Further Information



Fergus McDonald  
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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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