



**INDUSTRIAL/WORKSHOP PREMISES
TO LET/MAY SELL
DUNDEE STREET
LETHAM, BY FORFAR, DD8 2QD**

- Units from circa 3,000 sq ft to 65,000 sq ft
- Food safe fit out
- Combination of dock and drive in loading doors
- 3 phase power supply
- Communal loading yard and parking area

LOCATION:

Letham lies approximately 5 miles south west of Forfar, circa 15 miles north west of Dundee and 7 miles west of the A90 motorway that provides connectivity to all major routes.

The subjects are located at the intersection of Woodside Road and Dundee Street situated to the south of the town. Nearby occupiers include Sellar Agriculture Ltd and TR Services.

DESCRIPTION:

The subjects comprise several buildings and associated yards that are capable of subdivision to provide self contained units. In general terms, the complex benefits from the following:

- Roller shutter loading doors
- Dock and drive in loading
- 3 phase power supply
- Food safe fit out
- Office accommodation
- Toilet facilities
- Loading yard and parking areas

ACCOMMODATION:

The subjects are available either as a whole or subdivided in units from approximately 3,000 – 65,000 sq ft (279 – 6,039 sq m).

RATEABLE VALUE:

The subjects are currently assessed as follows:

Dundee Street:	£14,400
Woodside Road:	£60,700
Total:	£75,100

Individual units may qualify for rates relief depending size and tenant status. Further information can be found at www.saa.gov.uk

LEASE/SALE TERMS:

The subjects are available in whole or part on new lease terms at a rent to be agreed. Alternatively, consideration may be given to the sale of the property in its entirety or in individual elements.

EPC:

A copy of the EPC for the property can be made available on request.

VAT:

All figures quoted are exclusive of VAT.

ENTRY:

By agreement.

LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs involved in any transaction. The incoming tenant will be responsible for the payment of any Land and Buildings Transaction Tax and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole letting agents:

D M Hall
17 Corstorphine Road
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EH12 6DD
Tel 0131 624 6130

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VIEWING:

Strictly by arrangement with the agents.

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