

FOR SALE

3-5 CASTLE STREET,
FORFAR DD8 3AE

RETAIL INVESTMENT

OFFERS OVER £130,000 (10.35% NIY)



Sheridan
Property
Consultants

Executive Summary:

- Located on the prime retailing pitch within Forfar;
- Unique opportunity to acquire a long-standing retail investment within Forfar town centre;
- Let entirely to British Heart Foundation Ltd who have been in occupation for 21 years;
- British Heart Foundation recently extended their lease for a further 5 years;
- Passing rent of £13,700 per annum (£22.57/sqft ZONE A);
- We are instructed to **seek offers over of £130,000 (ONE HUNDRED & THIRTY THOUSAND POUNDS STERLING)** exclusive of VAT. A purchase at this level would show an attractive net initial yield of 10.35% after allowing for purchasers' costs of 1.80% including LBTT (Land Building and Transactions Tax).



Location:

Forfar is situated approximately 15 miles north of Dundee and 50 miles south of Aberdeen. The town has a resident population of approximately 13,500 people with a district population of around 110,000 people.

Situation:

The premises occupy a prominent position on Castle Street on the corner entrance at the junctions of West & East High Street, the principal routes into the town centre.

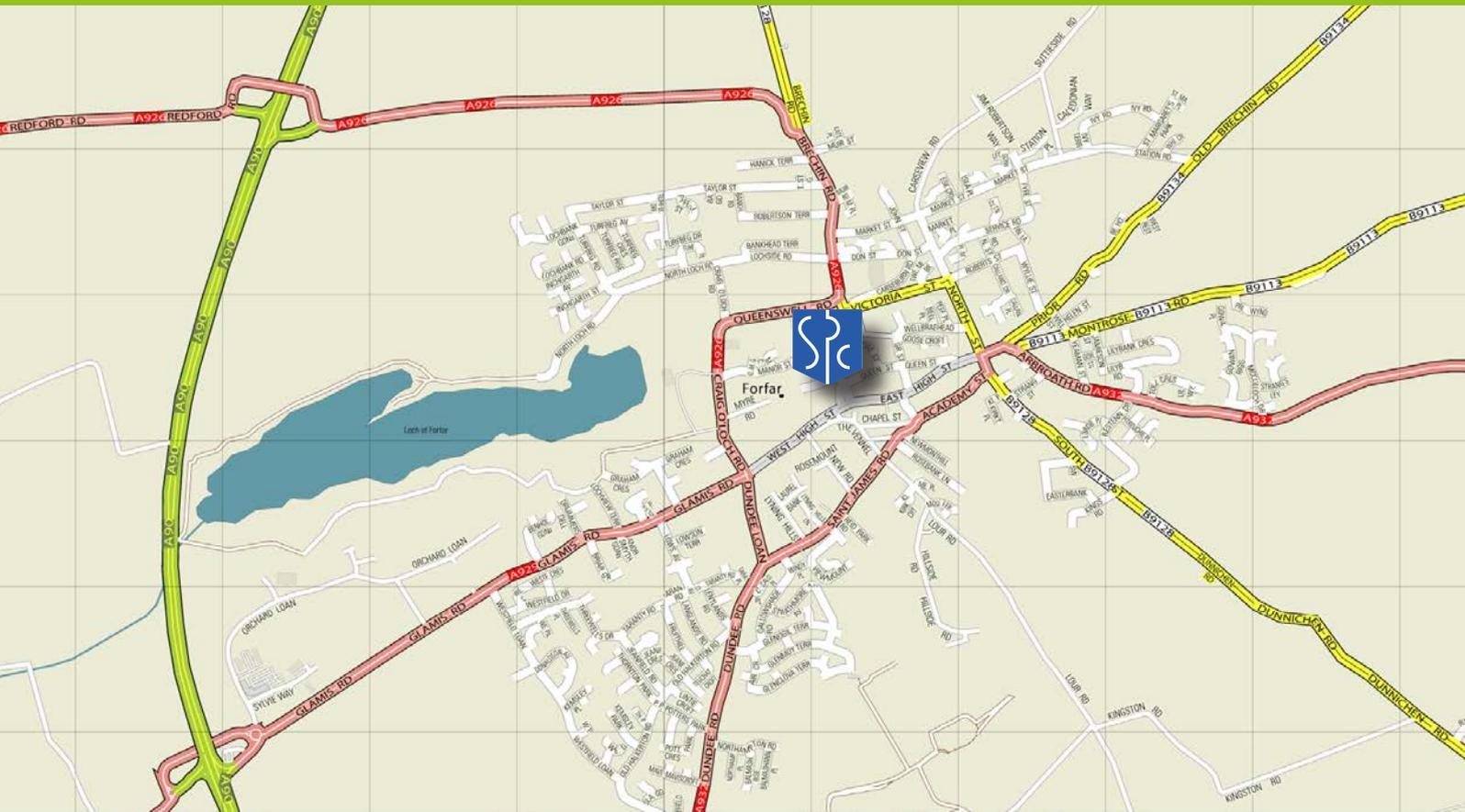
Surrounding occupiers include Coral, Greggs, Poundstretcher, Boots, TUI, Specsavers & Lloyds Pharmacy.

Description:

The property is arranged over ground, first and second floors held within a four-storey stone tenement building presumably held under a pitched and slated roof. The area at ground floor level is entirely used for retail sales with the upper levels are used as storage, all accessed by way of a concrete stairwell towards the rear of the ground floor.

In addition to the physical space, there is a rear service yard accessed off the main stairwell leading directly onto West High Street.

The unit is fitted out in the corporate style of the tenant, British Heart Foundation.



Accommodation:

We have measured the subject premises in accordance with the RICS Code of Measuring Practice 2007 (Sixth Edition) and would estimate that the subjects extend to the following approximate areas:

AREA	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor -Sales	62.22	670
First Floor - Store	56.14	604
Second Floor - Store	87.53	942
Total Net Internal Area	205.89	2,216
Total Reduced Floor Area	56.43	607

Tenure:

The property is held on a Heritable title (Scottish equivalent of English Freehold).



Tenancy Information:

The original lease was from 15 July 1997 for a 20-year term with expiry due 14 July 2017. The lease is held on Full Repairing & Insuring terms.

Prior to the 14 July 2017 expiry date British Heart Foundation extended their lease for a further 5 year term incorporating a tenant only break at 15 July 2020, subject to six months' notice at a passing rent of £13,700 per annum (£22.57/sqft ZONE A), paid quarterly in advance.

Company Information:

British Heart Foundation is the UK's number one heart charity and was established in 1961 by a group of medical professionals wanting to fund extra research into the causes, diagnosis, treatment and prevention of heart and circulatory disease. The charity operates 735 retail outlets across the UK and is the largest charity retailer in the UK. The retail portfolio is made up of over 560 standard shops and over 170 Furniture and Electrical Stores.

In the last financial year of 2017, British Heart Foundation reported a total income of £156 million which is inclusive of the retail store profits and a net income of £120 million. Legacy income continues to be the largest contributor to the income generated by British Heart Foundation with £73million donated in the last year alone.

EPC:

Available on request.

Proposal:

We are instructed to **seek offers over £130,000 (ONE HUNDRED & THIRTY THOUSAND POUNDS STERLING)** exclusive of VAT.

A purchase at this level would show an attractive net initial yield of 10.35% after allowing for purchasers' costs of 1.80% including LBTT (Land Building and Transactions Tax).

VAT:

VAT has been elected and therefore VAT is payable. However, it is envisaged that the purchase will be treated as a transfer of a going concern (TOGC).

Legal Costs:

Each party will be responsible for their own legal costs incurred in connection with the transaction.

Further Information:

Please contact the sole selling agent:



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