

Bradburne & Co

Chartered Surveyors, Estate Agents

**TO LET / MAY SELL
Forgan Parish School
Newport on Tay, Fife
DD6 8RA**



**A FORMER PRIMARY SCHOOL AND ARTS CENTRE CLOSE TO THE
TAY BRIDGE AND A92 TRUNK ROAD**

**Easy Access
Convenient Parking**

Extends to: 198.46 m2, 2,136 square feet or thereby

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GENERAL DESCRIPTION

A semi detached school building with three main rooms, 2 smaller stores, office and WC. It was last used as an Arts Centre providing classes in the three main rooms. In the basement is a modern oil fired central boiler. Outside is a store room and courtyard with car parking. It is suitable for a wealth of uses subject to consent with Fife Council.

LOCATION

Situated just off the A92 trunk road close to the Tay Bridge. It has excellent links north and south. Day to day amenities are available in Newport on Tay with Dundee only two miles distant.

RATEABLE VALUE

The property has a rateable value of £5,500 according to the Scottish Assessors Association. This qualifies for 100% rates relief.

USE CLASS

It has been used as an educational establishment since it was built.

SERVICES

The subjects are connected to mains electricity, water and drainage. Oil fired central

RENT

£8,000 per annum.

ASKING PRICE

Offers over £150,000 are invited.

LEGAL COSTS - RENTAL

The tenant will be liable for the landlords legal fees, recording dues and any Land and Business Transactions Tax associated with the lease.

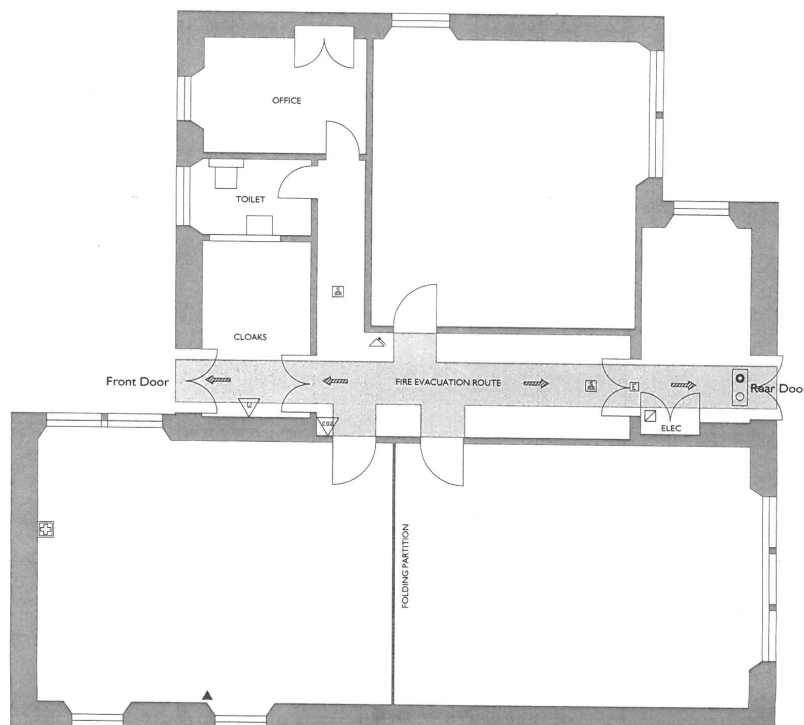
VIEWING

Strictly by appointment with the Bradburne & Co – 01334 479479.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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FORGAN ARTS CENTRE