

## RETAIL / OFFICE

- > GROUND FLOOR AND BASEMENT UNIT
- > EXCELLENT DISPLAY FRONTAGE
- > SUITABLE FOR RETAIL OR OFFICE USE (SUBJECT TO APPROPRIATE CONSENTS)
- > MAY QUALIFY FOR 100% RATES RELIEF
- > POSSIBLY AVAILABLE WITH EXISTING TENANT OR VACANT POSSESSION
- > ON STREET PARKING
- > NIA: 90.75 SQ M (977 SQ FT)
- > OFFERS OVER £50,000



# FOR SALE

**16 GEORGE STREET, MONTROSE, DD10 8EN**

**CONTACT:** Scott Robertson [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) 07880502651 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

Montrose is located on the North East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

The town sits on the A92 coastal route with linkages to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists.

The subjects are located on George Street, close to its junction with the High Street. Surrounding occupiers are a mix of commercial, licensed and residential.

**DESCRIPTION**

The subjects comprise an attractive mid terraced retail/office unit planned over ground floor and basement level and forming part of 3 storey building.

The main walls of the building appear to be of solid stone construction whilst the roof over is pitched and laid in slate.

On street parking is available within the immediate vicinity.

**INTERNALLY**

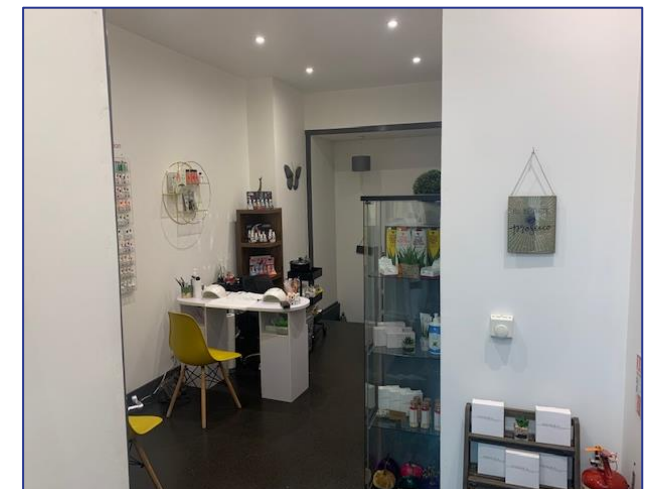
The property is accessed via a pedestrian entrance door. Internally the property is in good decorative order throughout.

There is an internal stair to the basement storage area.

**ACCOMODATION**

|          | SQ M  | SQ FT |
|----------|-------|-------|
| GROUND   | 43.13 | 464   |
| BASEMENT | 47.62 | 513   |
| TOTAL    | 90.75 | 977   |

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS property measurement guidance (2nd edition)



### RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £3,050

The unified business rate for 2022/2023 is 49.8p.

The subjects qualify for 100% business rates relief via the Small Business Bonus Scheme.

### SALE TERMS

The property is available for sale with an asking price of offers over £50,000 for the heritable interest.

Property may be available with the benefit of the existing tenant.

### VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

### EPC

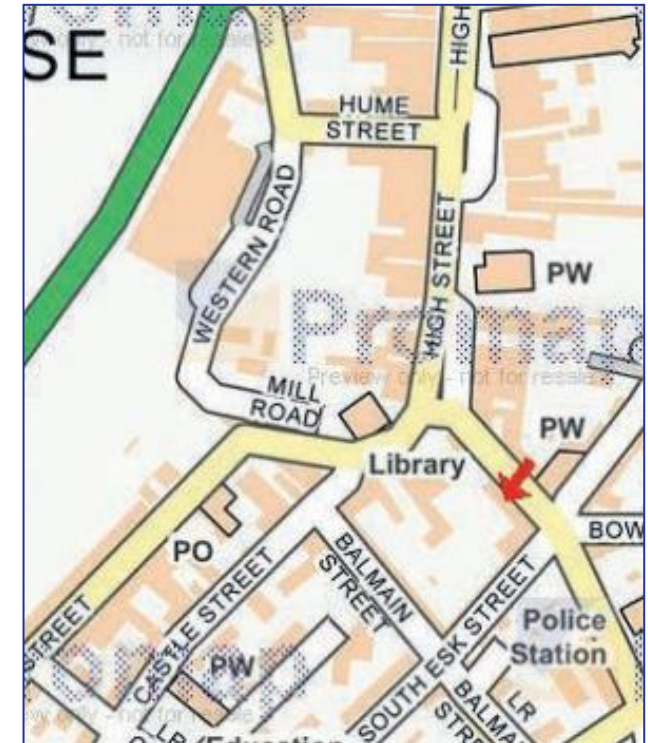
Awaiting confirmation.

### LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

### MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005  
Scott Robertson s.robertson@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2022**

[www.shepherd.co.uk](http://www.shepherd.co.uk)

