

REDUCED PRICE

RETAIL / OFFICE

- > MAIN ROAD LOCATION
- > ON STREET PARKING
- > SCOPE FOR ALTERNATIVE USE
- > 100% RATES RELIEF
- > NIA: 38.34 SQ M (413 SQ FT)
- > RENTAL: OIEO £3,500 PER ANNUM
- > ASKING PRICE: OIEO £27,500

FOR SALE / MAY LET

41 MONTROSE STREET, BRECHIN, DD9 7BZ

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, 07880502651 www.shepherd.co.uk



LOCATION

The Cathedral City of Brechin functions as an employment, commercial and service centre for north Angus and has a resident population of 7,655 persons or thereabouts (source: Angus Council).

The subjects are prominently positioned on the northern side of Montrose Street (A935) close to the town centre.

Surrounding properties are a mix of commercial and residential and there is on street parking.

DESCRIPTION

The property comprises an end terraced ground floor retail/office unit forming part of a traditional 2 storey and attic stone-built block.

Internally, the subjects provide a rectangular shaped retail/office floor area to the front with storage/workshop and W.C to the rear. There is a rear door leading to a small yard space.

ASKING RENT / PRICE

Rental offers in excess of £3,500 per annum on an FRI basis will be considered for a negotiable term of years.

Alternatively, the property is available to purchase. Asking Price OIEO £27,500.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

Rateable Value - £1,650 (Proposed 2023/2024)

The business rate poundage for the financial year 2023/2024 is 49.8 pence, exclusive of water and sewerage.

The subjects qualify for up to 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

EPC

Available on request.

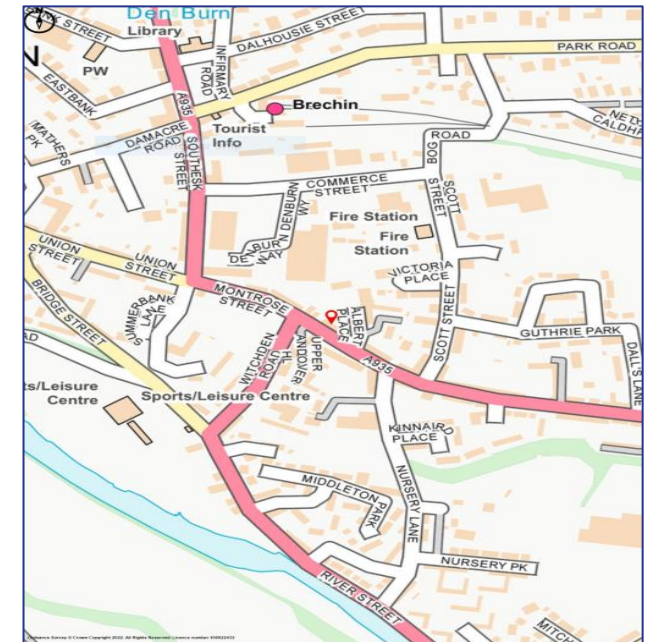
VAT

To be conformed.

ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

ACCOMMODATION	Sq M	Sq Ft
NET INTERNAL AREA		
Ground – Retail Area, Workshop/Storage/WC	38.34	413
TOTAL	38.34	413



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 Email - s.robertson@shepherd.co.uk

www.shepherd.co.uk



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