

## ATTRACTIVE RETAIL/OFFICE/SALON UNIT

- > PRIME TOWN CENTRE LOCATION
- > STREET LEVEL ACCESS
- > ON STREET PARKING (TIME LIMITED)
- > 100% RATES RELIEF
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENT)
- > NIA: 42.5 SQ. M (457 SQ. FT)
- > OFFERS OVER £82,000



FOR SALE

**12 HIGH STREET, MONTROSE, DD10 8JL**

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## LOCATION

Montrose, with a population of some 13,250 (Angus Council) is one of the principal towns within the district of angus.

It is positioned on the northeast coast of Scotland approximately 48 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. The town sits on the main east coast national rail network, linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and A935.

The property is located on a prime pitch on the west side of the High Street near the junction with Murray Street.

## DESCRIPTION

The subjects comprise a retail/office/salon unit arranged over the ground floor.

The ground floor comprises an entrance hallway leading to a spacious reception/treatment room with a good quality shop fit out and window display with recessed entrance door.

The rear area comprises the WC.

## EPC

'G'

## RATEABLE VALUE

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

Rateable Value - £8,200

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

## TERMS

Our clients is seeking offers over £82,000 for their heritable interest.

## VAT

All prices quoted are exclusive of VAT.

## LEGAL COSTS

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

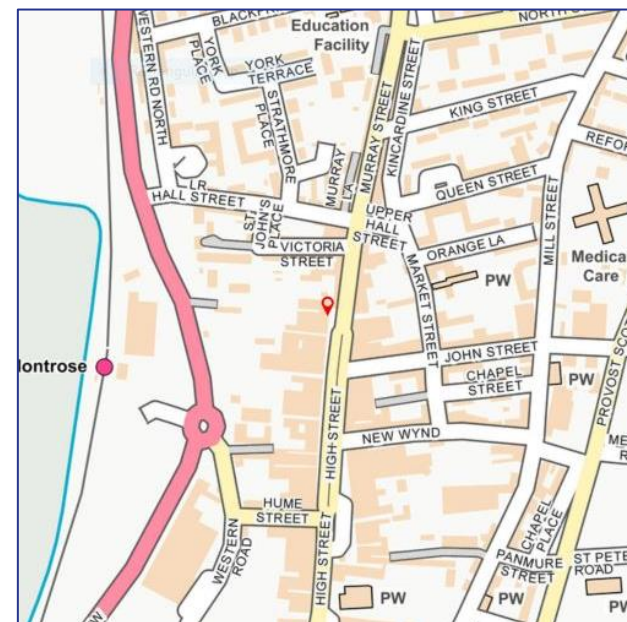
## MONEY LAUNDERING

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.

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ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Entrance Hallway, Reception, Treatment Room, W.C	42.5	457
<b>TOTAL</b>	<b>42.5</b>	<b>457</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2<sup>nd</sup> Edition)



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

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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.