

FOR SALE

RETAIL INVESTMENT PORTFOLIO

- > FULLY LET PORTFOLIO COMPRISING 12 RETAIL PROPERTIES WITHIN THE DISTRICT OF ANGUS
- > ANNUAL RENT ROLL - £70,380
- > ASKING PRICE - £650,000 REFLECTING NET INITIAL YIELD OF 10.31%.

VARIOUS PROPERTIES – ARBROATH, FORFAR & MONTROSE

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01382 878005 www.shepherd.co.uk

LOCATION

Angus is one of the 32 local government council areas of Scotland, a registration county and a lieutenancy area. The council area borders Aberdeenshire, Dundee City and Perth and Kinross. Main industries include agriculture and fishing.

The subjects are located within the major towns of Arbroath, Forfar and Montrose.

DESCRIPTION

The subjects being offered for sale comprise a fully let retail portfolio located within central areas of their respective towns.

EPC

Awaiting further details.

TERMS

Our client is inviting offers in excess of £650,000 for their heritable interest subject to the existing lease agreement. A purchase at this price reflects a net initial yield of 10.31%.

VAT

All figures are quoted exclusive of VAT

LEGAL COST

Each party will to bear their own legal costs in connection with the sale of these properties.

RATEABLE VALUE

- 150 High Street, Forfar - £7,200
- 13 Murray Street, Montrose - £4,450
- 61 Murray Street, Montrose - £4,900
- 63 Murray Street, Montrose - £4,400
- 67 Murray Street, Montrose - £4,250
- 68 Murray Street, Montrose - £2,950
- 71 Murray Street, Montrose - £5,400
- 72 High Street, Montrose - £0
- 141 High Street, Montrose - £5,300
- 198 High Street, Montrose - £5,200
- 6 Keptie Street, Arbroath – £4,200
- 12 Keptie Street, Arbroath - £6,300

Property Address ¹	Lease Expiry	Annual Rent
150 East High Street, Forfar	30/06/2026	£7,200 per annum
13 Murray Street, Montrose	31/08/2028	£6,000 per annum
61 Murray Street, Montrose	31/05/2027	£8,400 per annum
63 Murray Street, Montrose	31/05/2025	£4,980 per annum
67 Murray Street, Montrose	31/01/2026	£6,000 per annum
68 Murray Street, Montrose	30/11/2026	£3,600 per annum
71 Murray Street, Montrose	31/08/2028	£5,400 per annum
72 High Street, Montrose	11/02/2029	£8,400 per annum
141 High Street, Montrose	28/02/2026	£5,400 per annum
198 High Street, Montrose	31/10/2033	£5,400 per annum
6 Keptie Street, Arbroath	31/05/2028	£3,600 per annum
12 Keptie Street, Arbroath	Due to vacate	£6,000 per annum

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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.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.

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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005
Jonathan Reid – j.reid@shepherd.co.uk

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