

## ENTIRE BUILDING

- > MAIN ROAD FRONTAGE
- > ON STREET PARKING
- > PRIVATE PASSAGEWAY LEADING TO REAR COURTYARD
- > ADDITIONAL BACK LYING GARDEN GROUND
- > SUITABLE FOR OFFICE AND OTHER BUSINESS USES
- > POTENTIAL FOR RESIDENTIAL CONVERSION

# FOR SALE

**60 NORTH ESK ROAD, MONTROSE, DD10 8QG**

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## LOCATION

Montrose, with a population of some 13,250 persons (Source: Angus Council), one of the principal towns within the Local Authority region of Angus, is positioned on the Northeast Coast of Scotland approximately 40 km (30 miles) north of Dundee and 50 km (38 miles) south of Aberdeen.

The town sits on the east coast railway line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935.

Montrose is an important service and employment centre for Northeast Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

## SITUATION

The subjects are located a short distance north of Montrose Town Centre and on the main route through the town leading northwards to St Cyrus and beyond.

Surrounding properties are mainly residential in nature and commercial businesses and licenced premises.

A new development by Euro Garages has just been completed nearby with occupants including Asda (On the Move), Starbucks and Greggs.

Broomfield Industrial Estate is located a short distance further north/east.

## DESCRIPTION

The subjects comprise an entire stone and slate tenement which sits on the heel of a wide pavement, set back from North Esk Road, with a single storey rear extension with a small surrounding hard landscaped/paved area.

In addition, there is a garden area to the rear, all accessed by means of private passageway from North Esk Road.

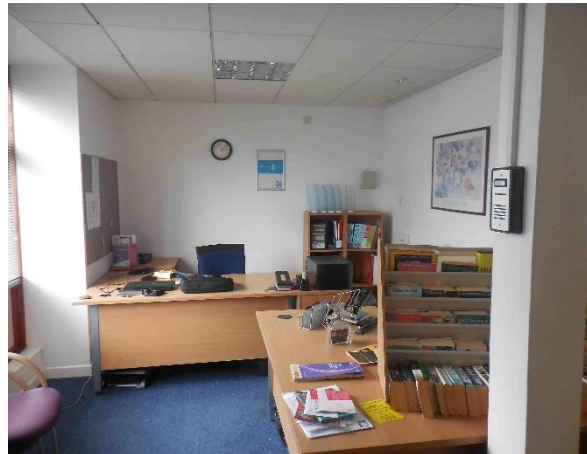


**ACCOMMODATION**

Internally the property benefits from modernisation although the layout and finish is typical for the current educational use.

The accommodation is generally finished in plaster or plasterboard with suspended ceilings and carpeted floors.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Reception, Class and W.C. Facilities	132.59	1,427
<b>First Floor</b>		
Class Facilities	107.47	1,157
<b>Second Floor</b>		
Class, Staff and W.C. Facilities	69.04	743
<b>TOTAL</b>	309.10	3,327



**RATEABLE VALUE**

The subjects have been assessed for rating purposes and have been entered in the Valuation Roll at:

Rateable Value - £12,300

The unified business rate for the financial year 2023/2024 is 49.8p for properties with a Rateable Value up to £51,000.

**PRICE**

£200,000

**VAT**

We are advised this sale will not attract VAT.

**EPC**

Rating – ‘to be confirmed’.

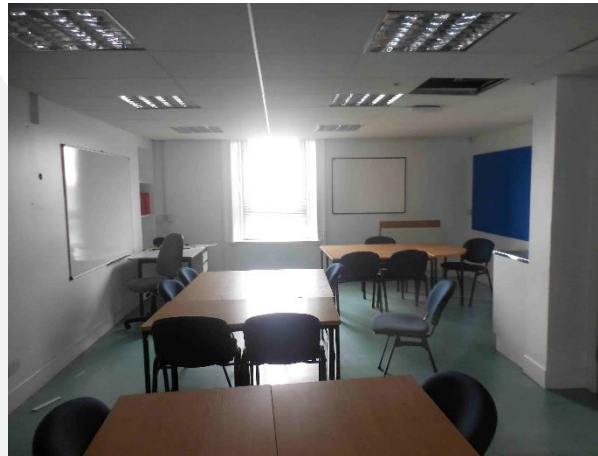
A copy of the certificate will be available to interested parties.

**LEGAL COSTS**

Each party will bear their own legal costs in connection with this transaction.

**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

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