

RETAIL / OFFICE

- > HIGH STREET LOCATION
- > DOUBLE FRONTAGE
- > 100% SMALL BUSINESS RATES RELIEF
- > IMMEDIATE ENTRY AVAILABLE
- > NET INTERNAL AREA: 109 SQ M (1,173 SQ FT)
- > SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- > ON STREET PARKING (TIME LIMITED)
- > OFFERS OVER £15,000 PER ANNUM
- > ASKING PRICE OFFERS OVER £140,000



TO LET / MAY SELL

20 HIGH STREET, MONTROSE, DD10 8JL.

CONTACT: Scott Robertson, s_robertson@shepherd.co.uk - Gavin Russell, g_russell@shepherd.co.uk T: (01382) 878005 www.shepherd.co.uk



LOCATION

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

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 the west side of the High Street, on the prime retail pitch, near the junction with Murray Street.

DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a three storey and attic, terrace building of stone construction, under a pitched roof, overlaid in slate.

Internally, the property offers an open plan retail area, office, disabled W.C., Staff W.C. and kitchen to the rear.

On street parking is available to the front of the subjects together with a number of public car parks in the vicinity. Neighbouring occupiers include William Hill, Shelter and Ozzie Turkish Barbers.

ACCOMMODATION	SQ M	SQ FT
OPEN PLAN RETAIL AREA, OFFICE, DISABLED W.C, STAFF W.C, KITCHEN AND REAR STORAGE.	109	1,173
TOTAL	109	1,173

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

Rateable Value - £13,300

The Unified Business Rate for the financial year 2022/2023 is 49.8 pence exclusive of water and sewerage.

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

EPC

Available on request.

TERMS

Our clients are seeking offers over £15,000 per annum for a negotiable term of years.

Initial incentives may be available subject to covenant.

Alternatively, our clients would consider selling their heritable interest. Offers over £140,000.

VAT

All prices quoted are exclusive of VAT.

PLANNING

We are advised the premises currently benefit from Class 1 (Retail) consent.

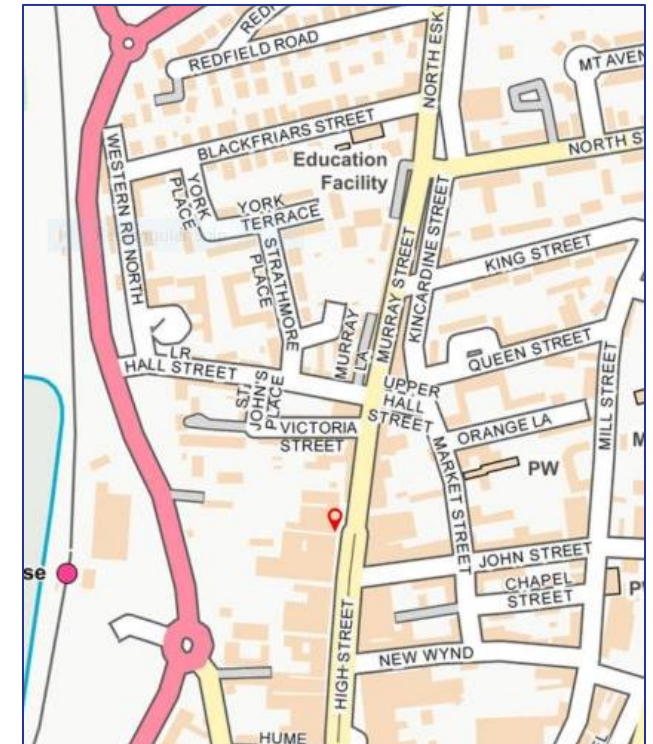
All interested parties should make their own enquiries with regards to change of use to Angus Council Planning Department.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the tenant 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.



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 Gavin Russell g_russell@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. **PUBLICATION: OCTOBER 2022**

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