

TO LET

RETAIL/OFFICE UNIT

- > POPULAR LOCATION
- > BUSY THOROUGHFARE
- > NIA 241.6 SQ M (2,601 SQ FT)
- > ASKING RENT: OFFERS FROM £12,000 PER ANNUM
- > SUITABLE FOR A VARIETY OF USES

85 HIGH STREET, MONTROSE, DD10 8QY

Contact: Scott Robertson, s.robertson@shepherd.co.uk, 01382 878005 www.shepherd.co.uk

LOCATION

Montrose is located on the North-East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east.

The town sits on the A92 coastal route with links to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists.

The property is located on the east side of High Street at its junction with Hume Street on the main retailing precinct within Montrose.

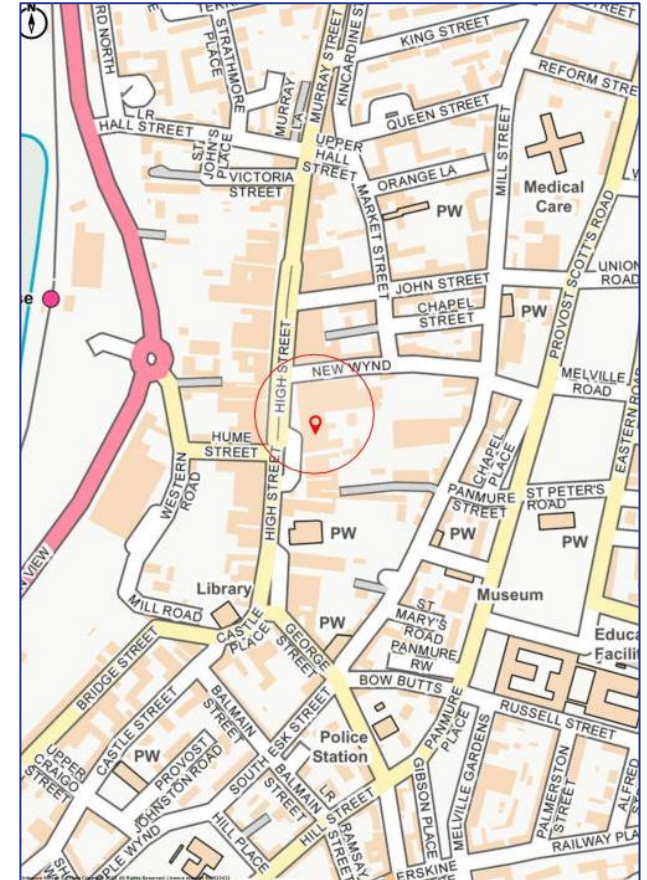
Neighbouring occupiers include Co-op, Peacocks, Nationwide Building Society and Subway.

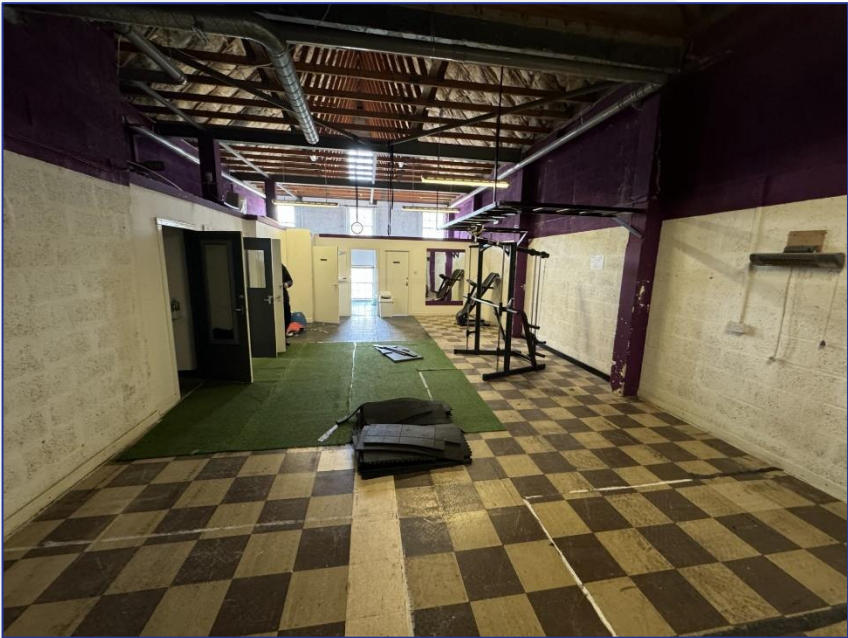
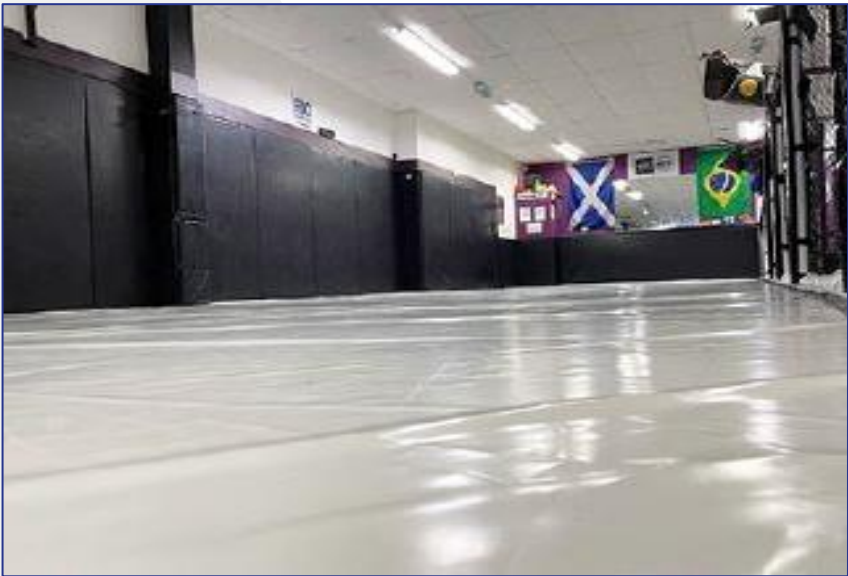
DESCRIPTION

The property comprises the ground and first floor of a 4-storey mixed use traditional tenement with single storey extension.

The property offers a café / retailing space to the front with counter, ceramic tile flooring and partitioned preparation area.

The rear is separated by a stud partition offering a large open plan area utilised as an MMA training space with floors overlaid in padded tile with canvas overlay. Walls have been painted and decorated with lighting provided by fluorescent strips and L.E.D spots within the suspended acoustic tile ceiling. W.C's, are located to the rear along with fire escapes.





EPC

Available upon request.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £9,300

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

LEASE TERMS

The property is available on traditional full repairing and insuring terms.

Rental Offers of around £12,000 per annum are invited.

VAT

Prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to 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 July 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

www.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: JULY 2024