

FOR SALE BY ONLINE AUCTION

**AUCTION DATE:
4th DECEMBER 2025**

**UNIQUE INVESTMENT
AND GUESTHOUSE/
AIRBNB OPPORTUNITY**

**PRIVATE OWNERS FLAT
AND GARDEN TO REAR
INCLUDED IN SALE**

**CATEGORY C LISTED
PROPERTY**

GUIDE PRICE = £300,000



VIDEO TOUR



WHAT 3 WORDS



36-37 WHARF STREET, MONTROSE, DD10 8BD

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Location

INVESTMENT AND GUEST HOUSE/AIRBNB OPPORTUNITY, MONTROSE



LOCATION

Montrose has a population of circa 13,250 (source: Angus Council) and is one of the principal towns positioned on the northeast Coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

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, Brechin Road.

Montrose is an important employment centre for the northeast, providing a busy commercial port for the agricultural, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

Montrose has many attractions for locals and tourists alike including the House of Dun, a Georgian mansion dating back to the 18th century, Montrose Basin Visitor Centre, a haven for wildlife enthusiasts, and Montrose Air Station Heritage Centre, site of Britain's first operational military air station which was established in 1913.

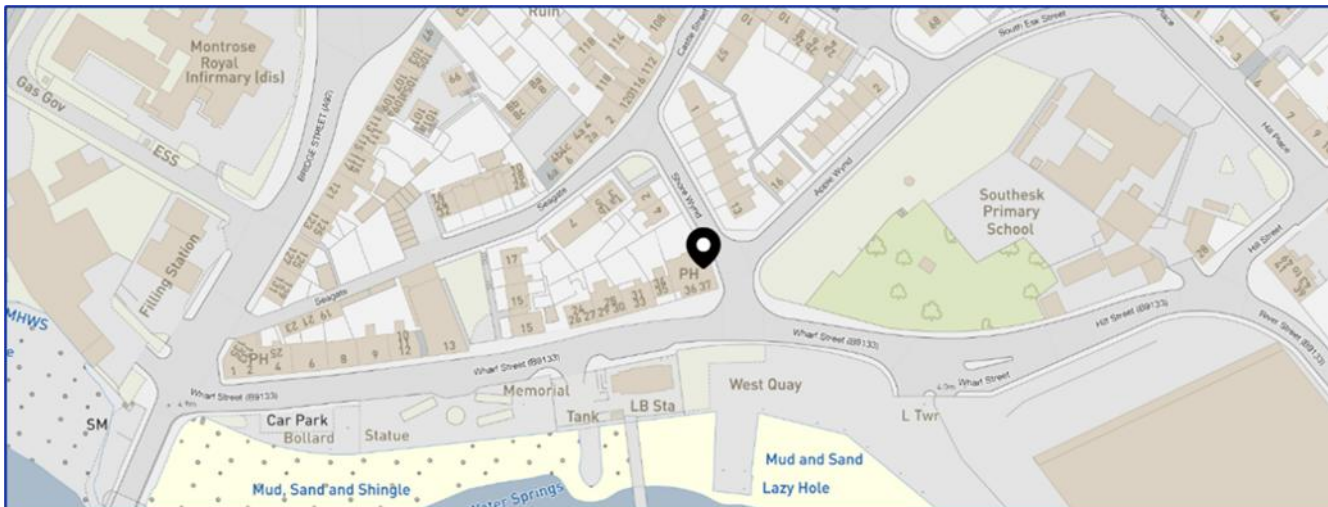
The subjects are located on Wharf Street, at the corner junction with Shore Wynd/Appel Wynd and overlooking the Montrose Harbour Area.

Wharf Street runs to the southern extent of Montrose and links the port area with the main A92 at Montrose Bridge/Bridge Street, a short distance to the west.

High Street, the main retail location in the town centre, is a short distance north within easy walking distance.

Surrounding properties are mainly residential although there are some commercial units nearby on Shore Wynd.

The main Montrose Lifeboat station is also located opposite along with a number of commercial businesses throughout the port area.



FIND ON GOOGLE MAPS



Description

SOUTH ESK INN, MONTROSE



PUBLIC HOUSE INVESTMENT

The public house, known locally as “The Soothie” is a traditional public bar arranged over ground floor with various level changes within.

Internally the pub includes main bar, separate lounge seating area with a beer cellar, small kitchen/store and male/female toilets to the rear.

The bar benefits from electric heating throughout.

LEASE TERMS

The subjects are currently held on a five-year lease until January 2030 at a current passing rent of £12,000 per annum.

Please see legal pack for full details.

ACCOMMODATION

	m ²	ft ²
Public House	93.05	1,002

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

AIRBNB / LETTING ROOMS

LETTING ACCOMMODATION / AIRBNB

The letting accommodation is operated solely by the current owner occupier.

The accommodation currently comprises a 3 bed first floor flat along with a second floor 2 bed flat with private bathroom and a further 2 bedsit rooms with shared bathroom arranged over second and attic floors.

The letting accommodation is primarily accessed via a stone stair leading from Wharf Street.

Internally there is an entrance hallway/vestibule which also doubles as the entrance to the rooms at upper floor level.

Within the larger 3 bed flat at first floor there is a modern kitchen and dining area, bathroom and master bedroom to the rear.

To the front there is a small stair which leads up to the front rooms facing onto Wharf Street and overlooking the Harbour Area. The accommodation comprises a double bedroom, large lounge and separate office/box room.

An internal stair leads to the second floor which comprises a 2 bed flat comprises a modern lounge/kitchen with natural light via timber windows and velux rooflights. Two separate stairs lead from the lounge area to two separate double bedrooms with views over the harbour area.

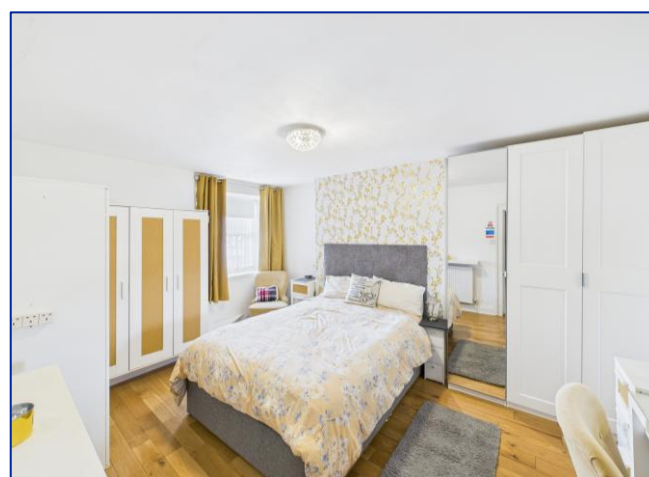
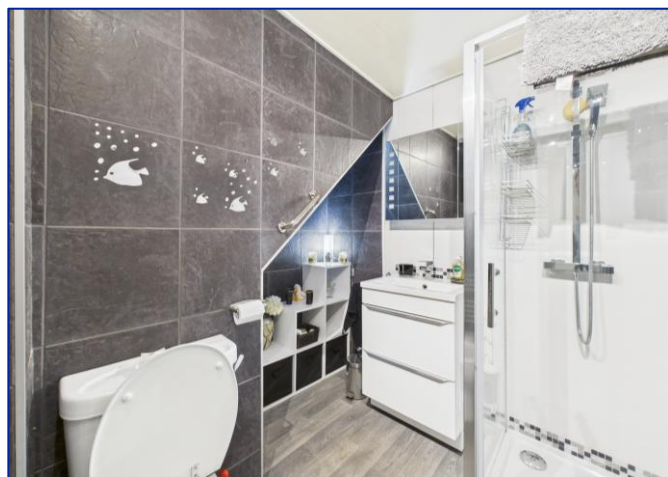
The bedsit units each comprise double rooms with fridge, TV and tea and coffee making facilities.





Description

AIRBNB / LETTING ROOMS



BUSINESS

The rooms are only operated on a restricted timescale at present and hence further expansion of this element of the business is possible through extended operating days.

Further information is available via the selling agents and seriously interested parties will be afforded the opportunity to discuss this operation with the current owners direct to gain appreciation of the potential from this side of the business which is already performing well.

ACCOMMODATION

	m ²	ft ²
First Floor 3 Bed Flat	98.00	1,020
Flat and Guest Rooms (Second/Attic)	58.31	628

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

OWNERS ACCOMMODATION /
POTENTIAL FURTHER LETTING



DESCRIPTION

The rear of the property has been extensively refurbished to form a bright and modern residential annexe which also benefits from a separate private entrance from Shore Wynd to the east of the building.

The accommodation comprises a lounge/kitchen, double bedroom, modern bathroom and store.

The annexe has patio doors that open out onto an extensive rear garden which is arranged over 2 levels and also provides room for an off-street private parking space.

As a result, this section of the property has the flexibility to either form the owner's accommodation or alternatively to be let out as part of the guest rooms, subject to consent.

ACCOMMODATION

	m ²	ft ²
Rear Annexe	52.11	561
TOTAL	52.11	561

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Auction Date

The auction will be held on 4th December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £300,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of "D".

A copy of the EPC is available upon request.

Get in Touch

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



Gavin Russell

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Shepherd Chartered Surveyors

13 Albert Square Dundee DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

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 on 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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