

FOR SALE

Entire Retail Building with Car Parking.

Suitable for variety of uses or potential development.

Gross Area over 4 floors extending to 1546 sq.m (16,641 sq.ft)

Sale Price – offers in region of £295,000

Rental offers may be considered

Prominent town centre location.



VIDEO TOUR



WHAT 3 WORDS

132-140 HIGH STREET, MONTROSE, DD10 8JB.

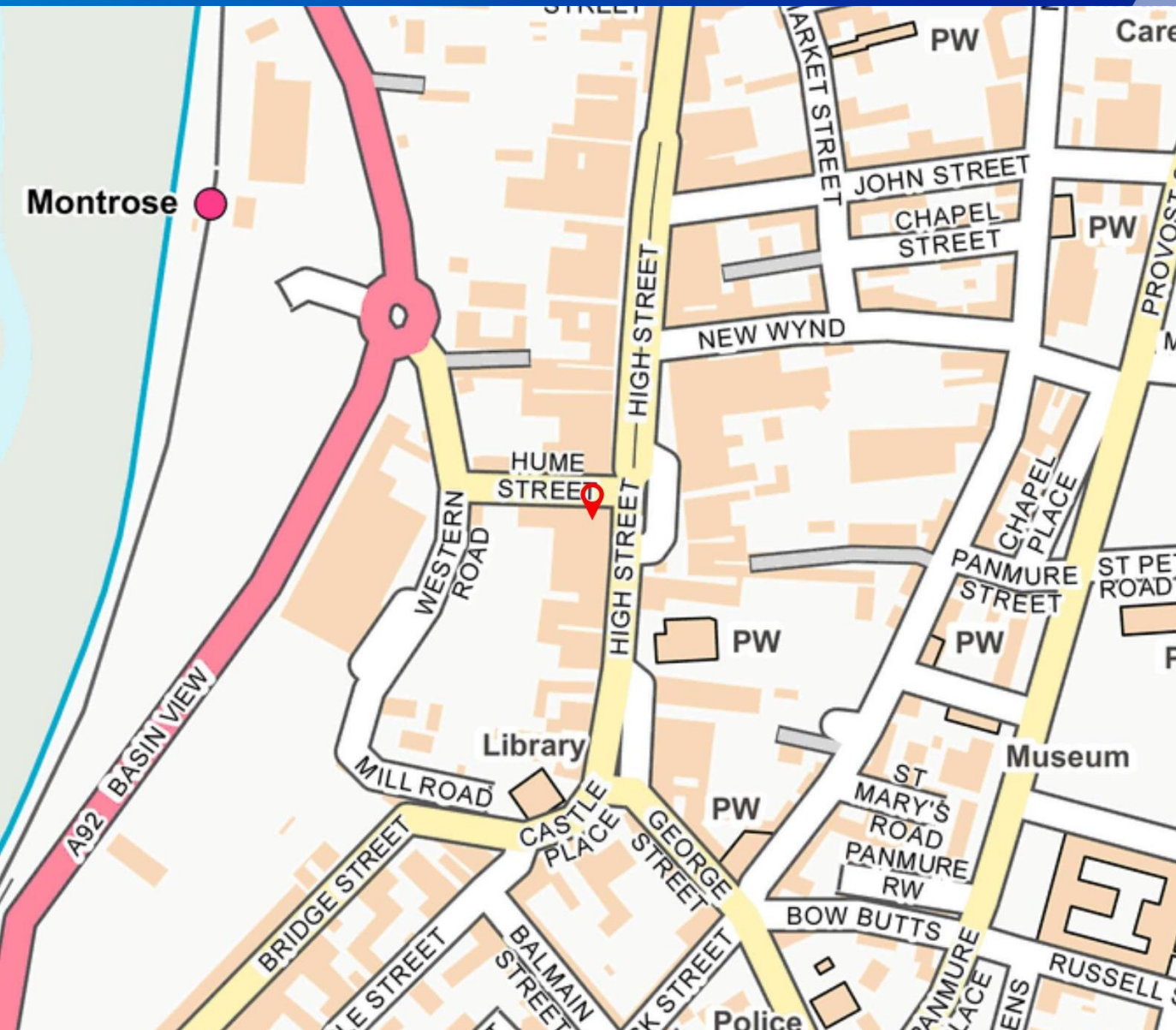
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





Location

132-140 HIGH STREET, MONTROSE, DD10 8JB



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 renewables, agriculture and oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

The prime shopping location within Montrose Town Centre is on the High Street and Hume Street runs off westwards and links into Western Road and in turn Basin View (the town centre bypass).

The subjects occupy a prime corner position within the centre of Montrose.

Description



FIND ON GOOGLE MAPS



Description

132-140 HIGH STREET, MONTROSE, DD10 8JB



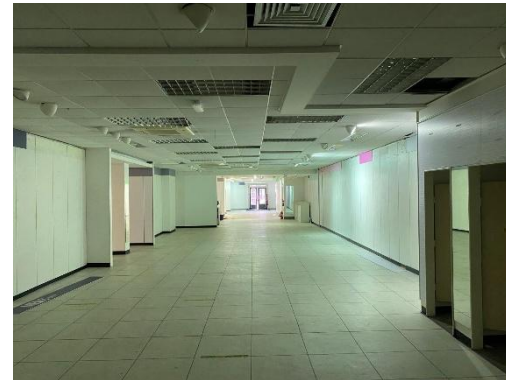
The subjects comprise a substantial three storey property which extends to the rear and benefits from a car park and rear loading.

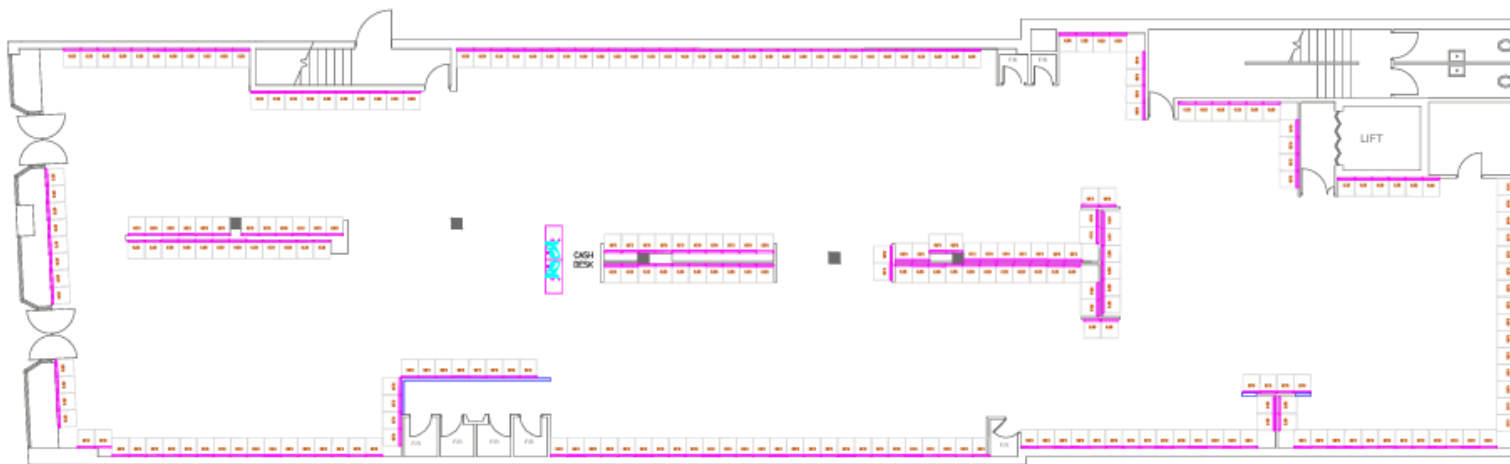
The subjects comprise large open plan retail space at ground floor and associated storage accommodation upon the upper floors.

Accommodation

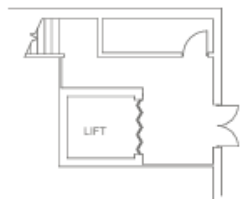
	m ²	ft ²
Ground Floor	725	7,803
Basement	146	1,570
First Floor	519	5,582
Second Floor	156	1,675
TOTAL	1,546	16,630

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).





GROUND FLOOR LAYOUT




BASEMENT FLOOR LAYOUT

Do not write from this drawing.
This drawing is the property of Nippon
Shure Ltd and must not be copied,
reproduced or disclosed other than for
the purpose of this project.

MONTROSE

REV	DATE	AMOUNT
01/01/2011	Deposits	



Celestina Boyes, 5 Indragate, Old
Indragate Business Park, Indragate
Rendree, Reddresire, PA4 8W
Tel: 0141 812 8000
Fax: 0141 812 8003
www.morings.co.uk

Store address
132-140 HIGH STREET
MONTRISIC
0010 BUS

Office Number

Drinking Water
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Terms

Our client is inviting offers in the region of £295,000 for their heritable interest.

Planning

All interested parties should make their own enquiries to the relevant planning authority.

Rateable Value

£31,900

Energy Performance Certificate

Rating – 'E'.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs in connection with the sale/letting of the property.

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. PUBLICATION DATE FEBRUARY 2025

Get in Touch

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



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Shepherd Chartered Surveyors

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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.

shepherd.co.uk

