

**REDUCED RENT**

**TO LET**

**RETAIL / OFFICE  
PREMISES**

**HIGH STREET LOCATION**

**ON STREET PARKING**

**NIA: 179 sq m (1,927 sq ft)**

**RENTAL OFFERS OVER  
£13,000 PER ANNUM**

**NO VAT PAYABLE ON THE  
RENT**



**VIDEO TOUR**



**WHAT 3 WORDS**



**116 HIGH STREET, MONTROSE, DD10 8JE**

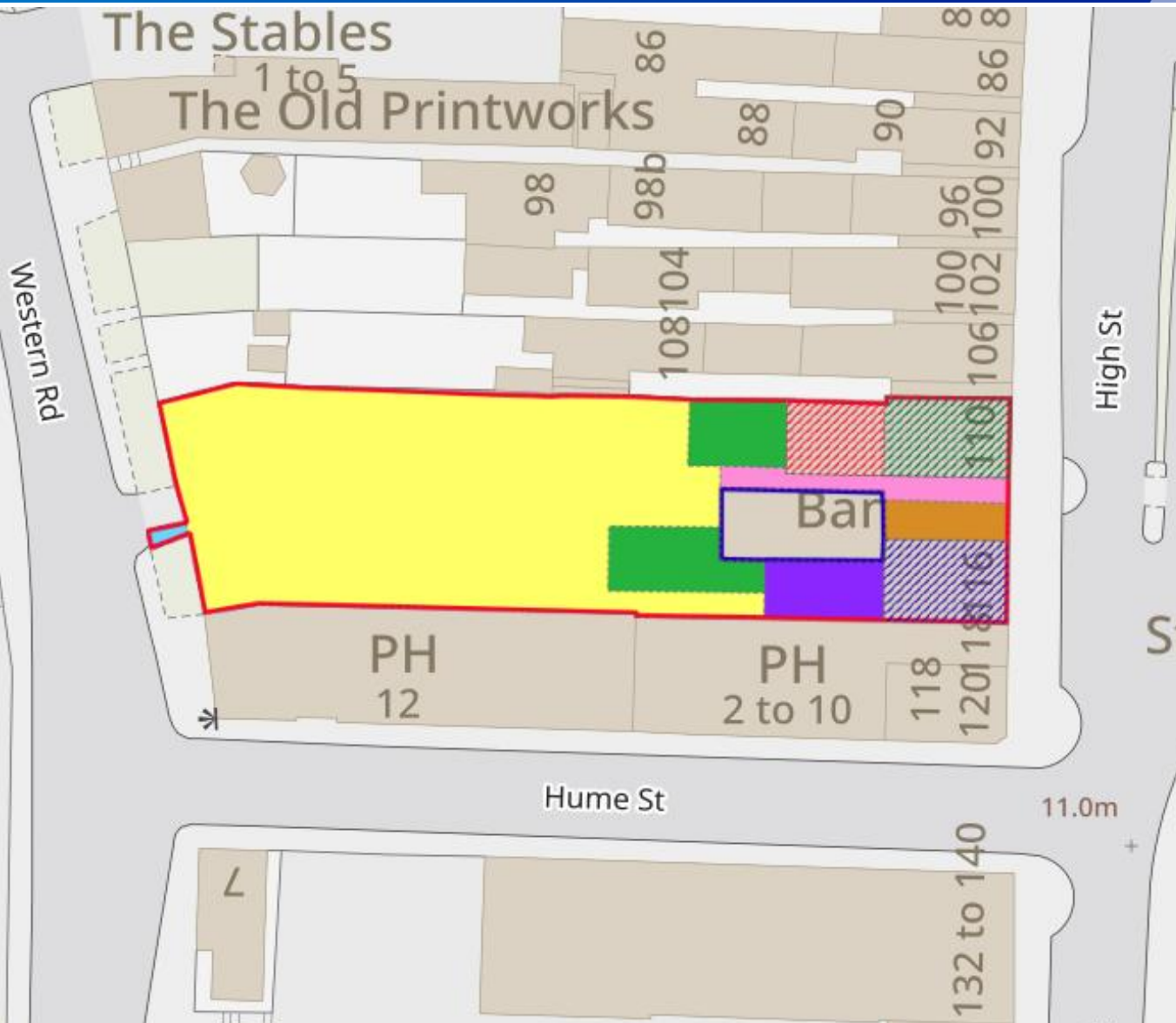
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## Location

116 HIGH STREET, MONTROSE, DD10 8JE



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

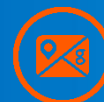
It is positioned on the northeast coast of Scotland approximately 48 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen.

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 Hume Street.

Retail occupiers located nearby include Subway, Nationwide, WH Smith, Specsavers, Scotmid and Boots. There are also a number of charity shops, public houses and coffee shop / restaurants located nearby.

## Description



FIND ON GOOGLE MAPS





# Description

116 HIGH STREET, MONTROSE, DD10 8JE



The subjects comprise a ground floor and basement retail unit located on the west side of High Street, a prime retail pitch in Montrose town centre.

The unit benefits from a modern and attractive retail display frontage to High Street.

Internally, the property offers an open plan retail area, storage, office, staff kitchen and WC. There is additional storage space in the basement.

On street parking is available to the front of the subjects together with a number of public car parks in the vicinity.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground	119	1,281
Basement	60	646
Total	179	1,927

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



## RENTAL TERMS

Our clients are seeking offers over £13,000 per annum for a negotiable term of years on a Full Repairing and Insuring basis.

## RATEABLE VALUE

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

Rateable Value - £14,600

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## VAT

No VAT payable on the rent.

## 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.

## Get in Touch

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



**Scott Robertson**

[s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

### 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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