

# FOR SALE

## DEVELOPMENT OPPORTUNITY

DANCE STUDIO WITH SPRUNG  
FLOOR

SUITABLE FOR A VARIETY OF  
USES SUBJECT TO PLANNING

POTENTIAL CONVERSION

SHORT DISTANCE FOR  
MONTROSE TOWN CENTRE

GROSS INTERNAL AREA: 344.7  
SQ M (3,710 SQ FT)

OFFERS OVER £195,000



VIDEO TOUR



WHAT 3 WORDS



ESK DANCE ACADEMY, 9 CHAPEL STREET, MONTROSE, DD10 8RE

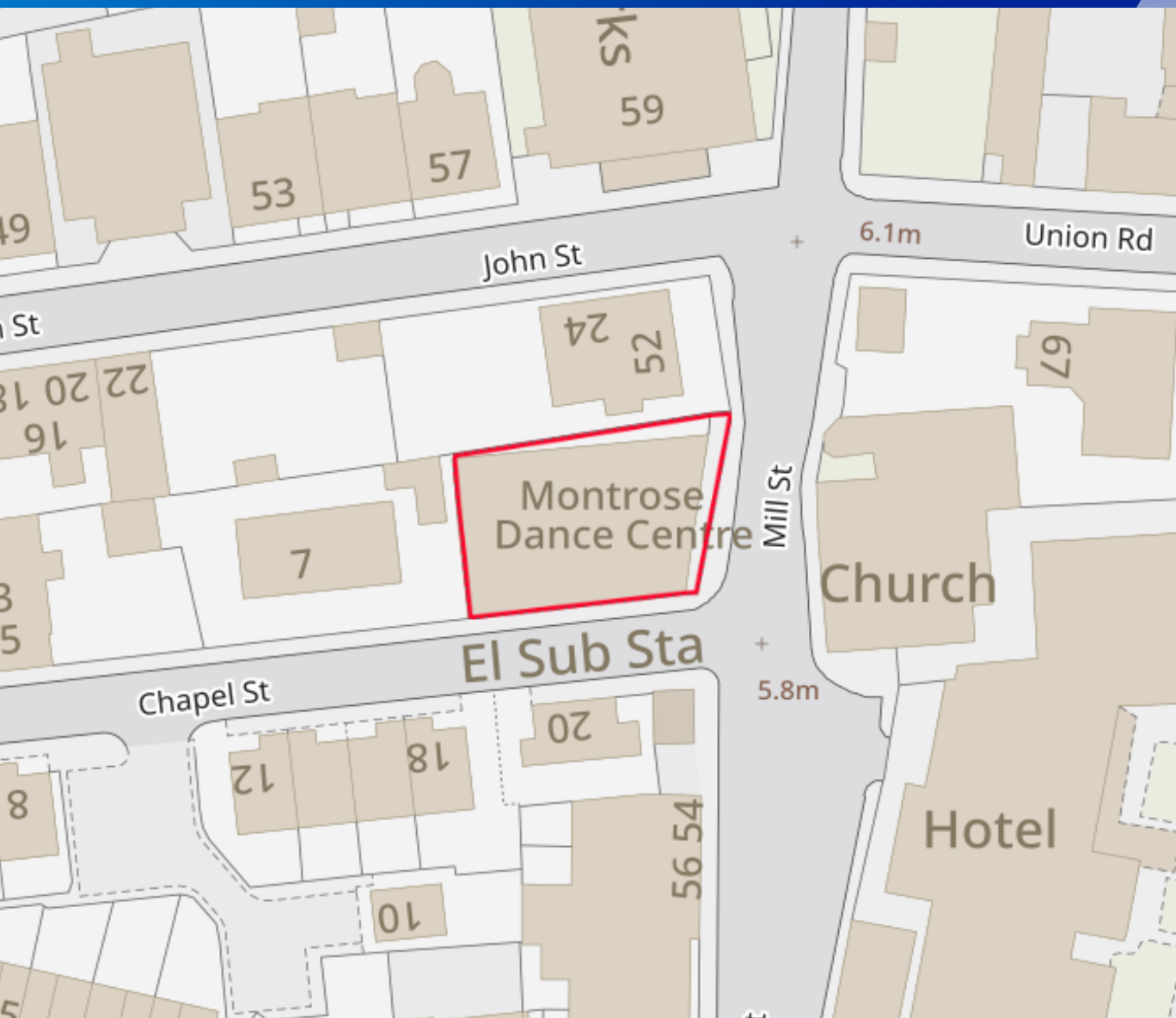
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# Location

ESK DANCE ACADEMY, 9 CHAPEL STREET, MONTROSE, DD10 8RE



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 a prominent corner plot on the north side of Chapel Street, at the junction with Mill Street.

Surrounding properties are of a mixed commercial and residential nature. On street parking is available close by.



FIND ON GOOGLE MAPS





# Description

ESK DANCE ACADEMY, 9 CHAPEL STREET, MONTROSE, DD10 8RE



The subjects comprise a prominent ground floor unit currently in use as a dance hall and studio.

Internally, the property offers two open plan dance studios, reception area, offices, changing room, kitchen / sitting room, storage and WCs. There is additional storage space in the attic

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

The property would suit a variety of commercial and residential uses subject to planning.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Ground	344.7	3,710
Total	344.7	3,710

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).



## ASKING PRICE

Our client is inviting offers in excess of £195,000 for their heritable interest.

## RATEABLE VALUE

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

Rateable Value - £13,500

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

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## VAT

All figures quoted are exclusive of VAT.

## 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**

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## Shepherd Chartered Surveyors

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## 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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