

# FOR SALE

## RETAIL PREMISES

PROMINENT HIGH STREET  
LOCATION

SUITABLE FOR A VARIETY  
OF USES

ON-STREET PARKING

100% RATES RELIEF

NIA: 37.07 SQ M. (399 SQ FT.)

OFFERS OVER £55,000



VIDEO TOUR



WHAT 3 WORDS



144 HIGH STREET, MONTROSE, DD10 8JB

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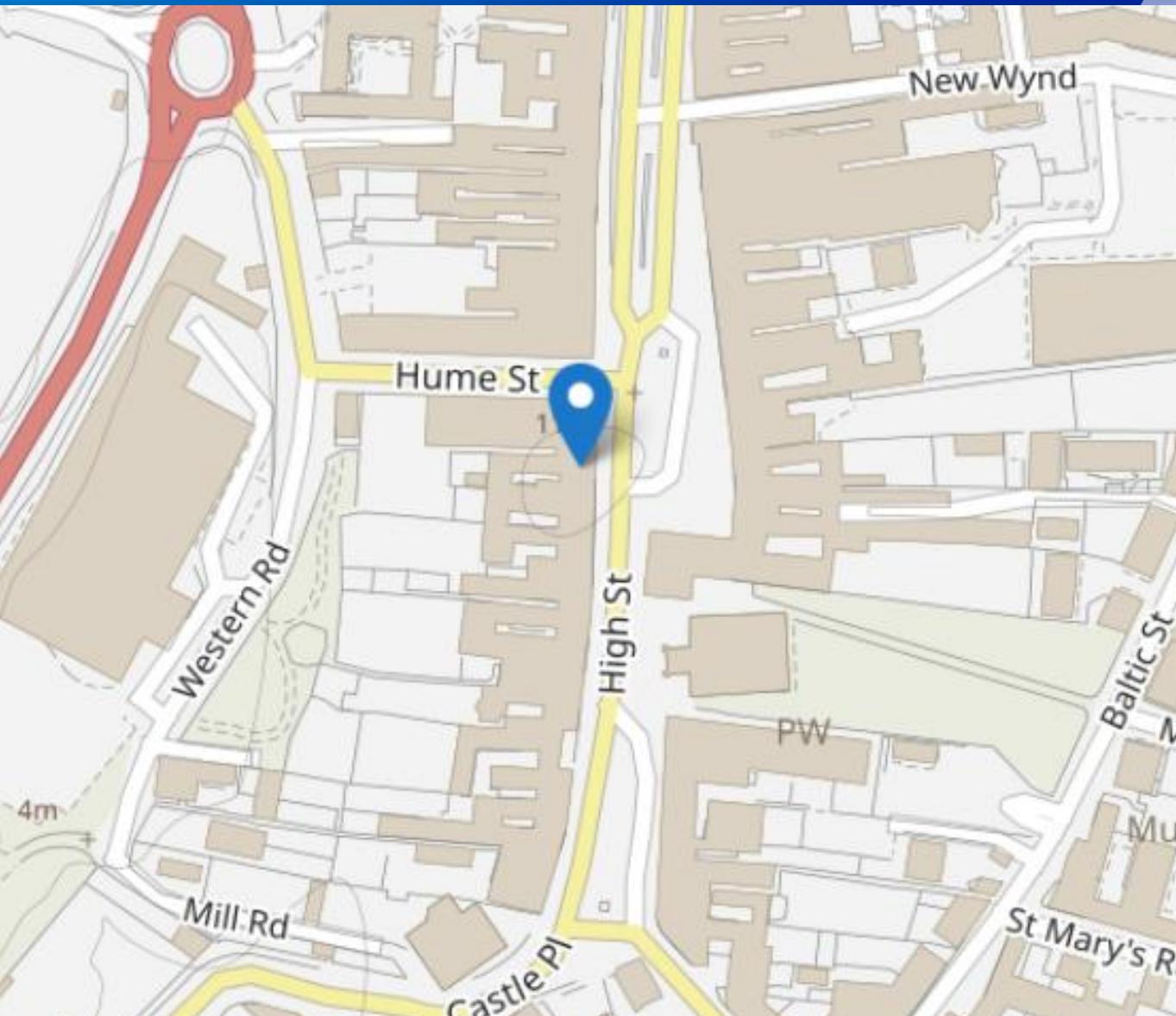
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**SHEPHERD**  
COMMERCIAL



# Location

144 HIGH STREET, MONTROSE, DD10 8JB



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## 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.





# Description

144 HIGH STREET, MONTROSE, DD10 8JB



## DESCRIPTION

The subject comprises a modern retail unit located at the southern extent of Montrose high street, a prime retail pitch in the town centre.

Internally, the property offers an open plan retail area, storage/office space, and WC.

The unit benefits from a modern and attractive display frontage onto the High Street.

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

## ACCOMODATION

|              | <b>m<sup>2</sup></b> | <b>ft<sup>2</sup></b> |
|--------------|----------------------|-----------------------|
| Ground Floor | 37.07                | 399                   |
| <b>Total</b> | <b>37.07</b>         | <b>399</b>            |

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).



# The Detail

144 HIGH STREET, MONTROSE, DD10 8JB

## PRICE

Our client is inviting offers in excess of £55,000 for their heritable interest.

## RATEABLE VALUE

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

Rateable Value: £4,550.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

All figures are quoted exclusive of VAT (if applicable).

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



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 SEPTEMBER 2025

## Get in Touch

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



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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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