

FOR SALE / TO LET

**FORMER BANK
COMPRISING
GROUND FLOOR
AND BASEMENT**

CATEGORY 'B' LISTED

NIA: 239.78 SQ M (2,581 SQ FT)

**4 CAR PARKING SPACES TO
THE REAR**

**RENTAL OFFERS OVER
£18,000**

OFFERS OVER £110,000



VIDEO TOUR



WHAT 3 WORDS



31 – 33 HIGH STREET, MONTROSE, DD10 8LR

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Location

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Montrose is one of the principal towns within the Local Authority District of Angus with a population of some 13,250 persons (source: Angus Council) and is positioned on the North East Coast of Scotland approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen.

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.

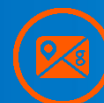
Montrose is an important service and employment centre for North East Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

Key industries include Montrose Port and GlaxoSmithKline which play an important role in the Angus economy.

The subject property is located at the heart of the town centre at the corner of High Street and John Street in a prime retail location. There is a limited level of parking on High Street however there are a number of free of charge Local Authority car parks around the town centre ensuring adequate parking provisions for shoppers and visitors.

Surrounding properties are of a similar nature with retail type operators at ground level and offices and residential flats at upper levels.

Surrounding occupiers include Greggs, Savers, Semi Chem, Boots and WH Smith.

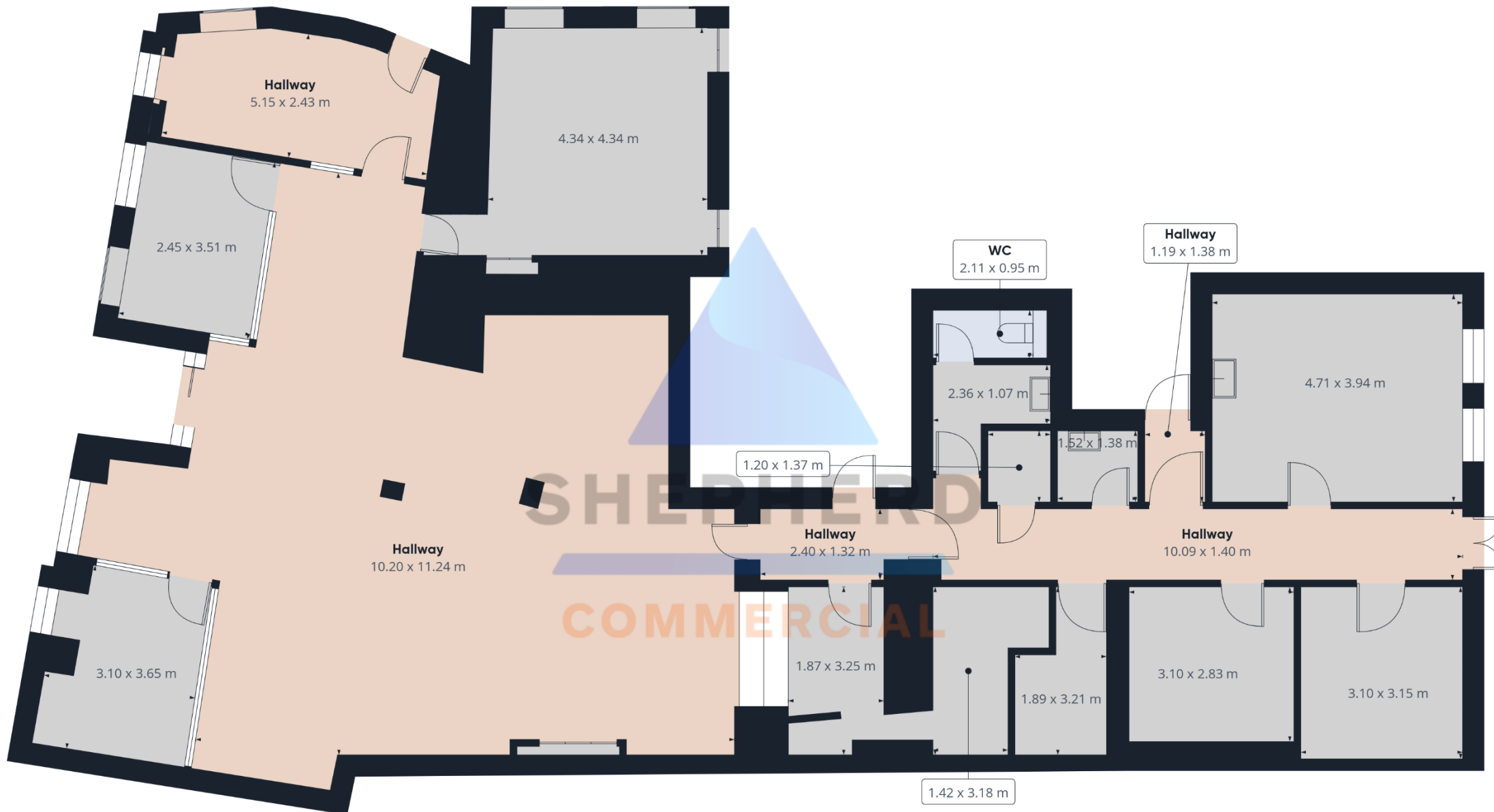


FIND ON GOOGLE MAPS



Floor Plans

31 – 33 HIGH STREET, MONTROSE, DD10 8LR





Description

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The subjects comprise a former retail bank premises occupying the ground and basement floors of a corner Category 'B' Listed 3 storey terraced tenement building dating from 1830.

For the avoidance of doubt the upper floors are not included and the property we are selling relates solely to the ground and basement floors.

CAR PARKING

We understand the car park to the rear is shared with the owners of the upper floors and the subjects have rights to 4 car parking spaces.

ACCOMMODATION

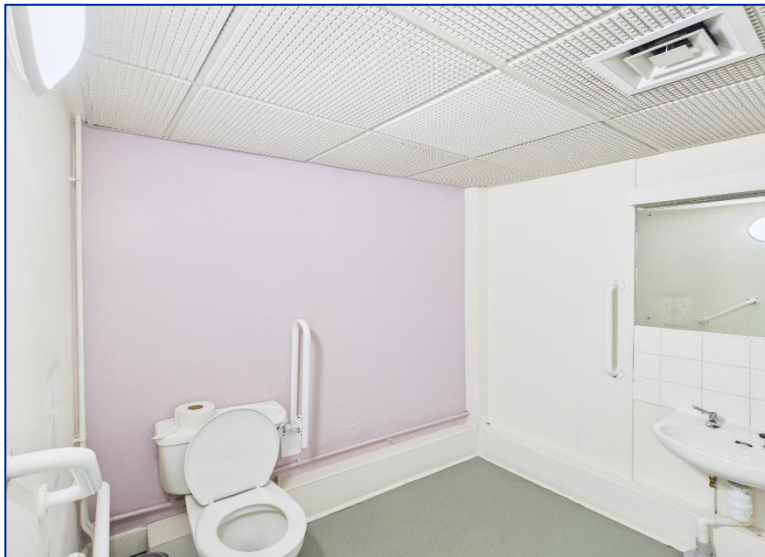
	m ²	ft ²
Ground	210.89	2,270
Basement (restricted head room)	28.89	311
Total	239.78	2,581

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).



Photographs

31 – 33 HIGH STREET, MONTROSE, DD10 8LR





PRICE

Our client is inviting offers over £110,000 for their heritable interest.

RENTAL

Our client is inviting offers in excess of £20,000 per annum.

RATEABLE VALUE

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

Rateable Value: £22,700.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT

LEGAL COSTS

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

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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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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