

FOR SALE

BAR / RESTAURANT

ESTABLISHED LICENSED
PREMISES WITH BEER
GARDEN AND PRIVATE
PARKING

PROMINENT CORNER
LOCATION

GIA: 454.48 SQ. M.
(4,892 SQ. FT.)

OFFERS OVER
£375,000



VIDEO TOUR



SHARKYS, 21 GEORGE STREET, MONTROSE, DD10 8EW

CONTACT: **Scott Robertson** s.robertson@shepherd.co.uk | 01382 878005

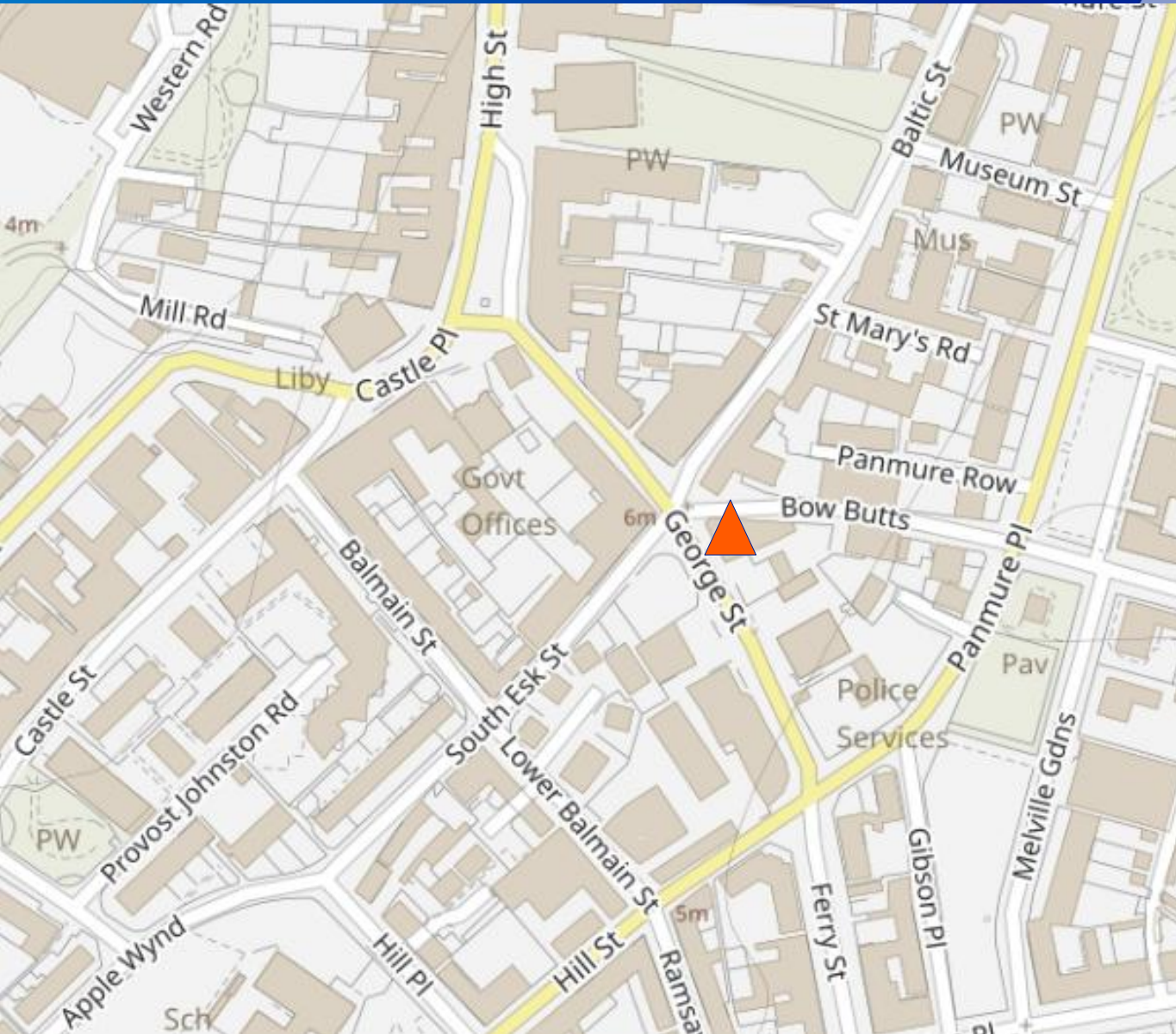
Jamie Hutcheon Jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

SHARKYS, 21 GEORGE STREET, MONTROSE



LOCATION

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 northeast 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 northeast Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

Key occupiers within the town include the likes of Montrose Port Authority, RIX and GlaxoSmithKline who all play an important role in the Angus economy.

The property occupies a prominent position on the corner of George Street and Bow Butts in the town centre, a short distance south of High Street.

Neighbouring occupiers include Kwik Fit, The George Hotel, Utopia nightclub and Scallywags Soft Play Centre along with the local Police Station. Surrounding buildings otherwise comprise a mix of local commercial occupiers operating retail units, takeaways and service type businesses.

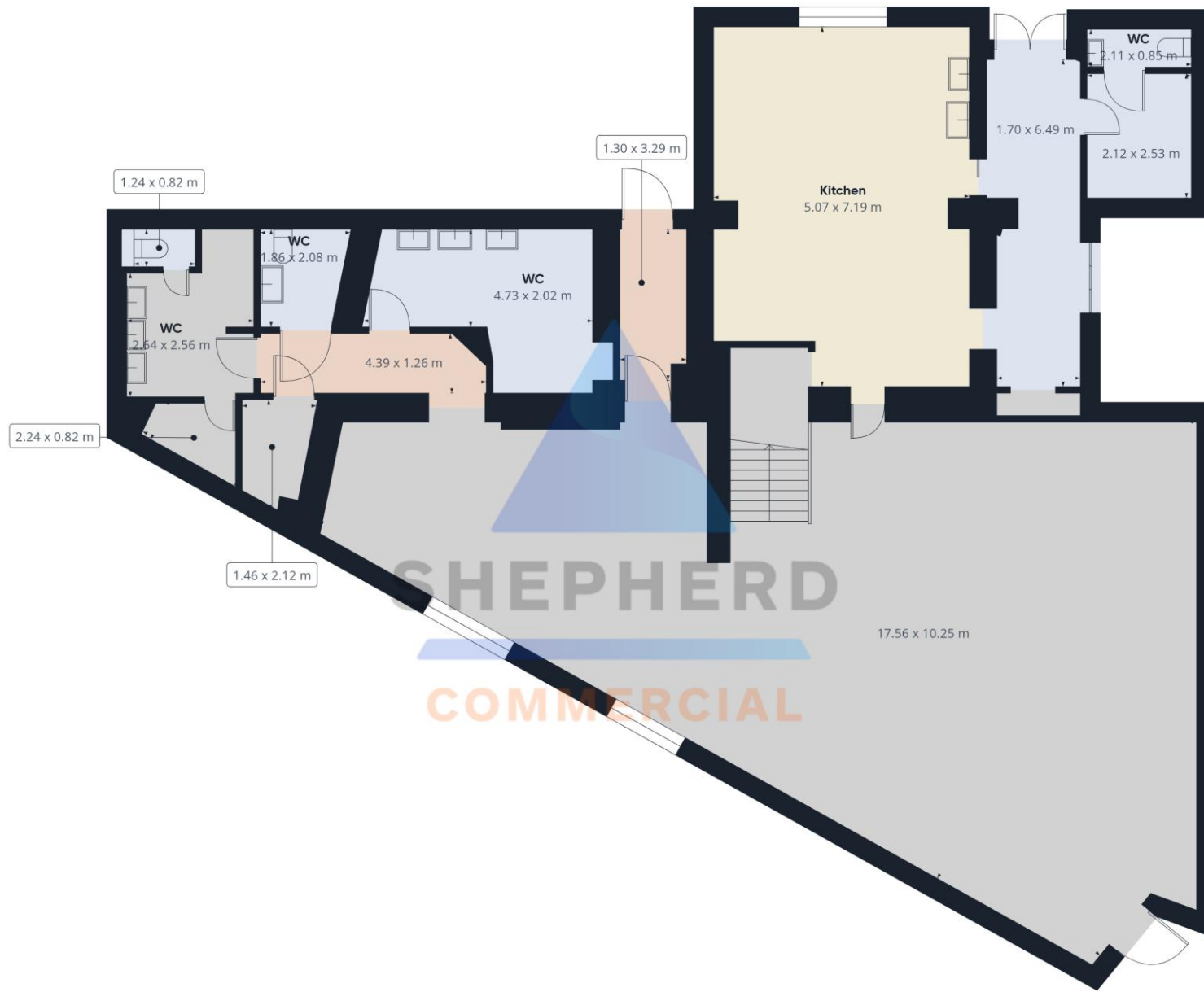


FIND ON GOOGLE MAPS



Ground Floor

SHARKYS, 21 GEORGE STREET, MONTROSE

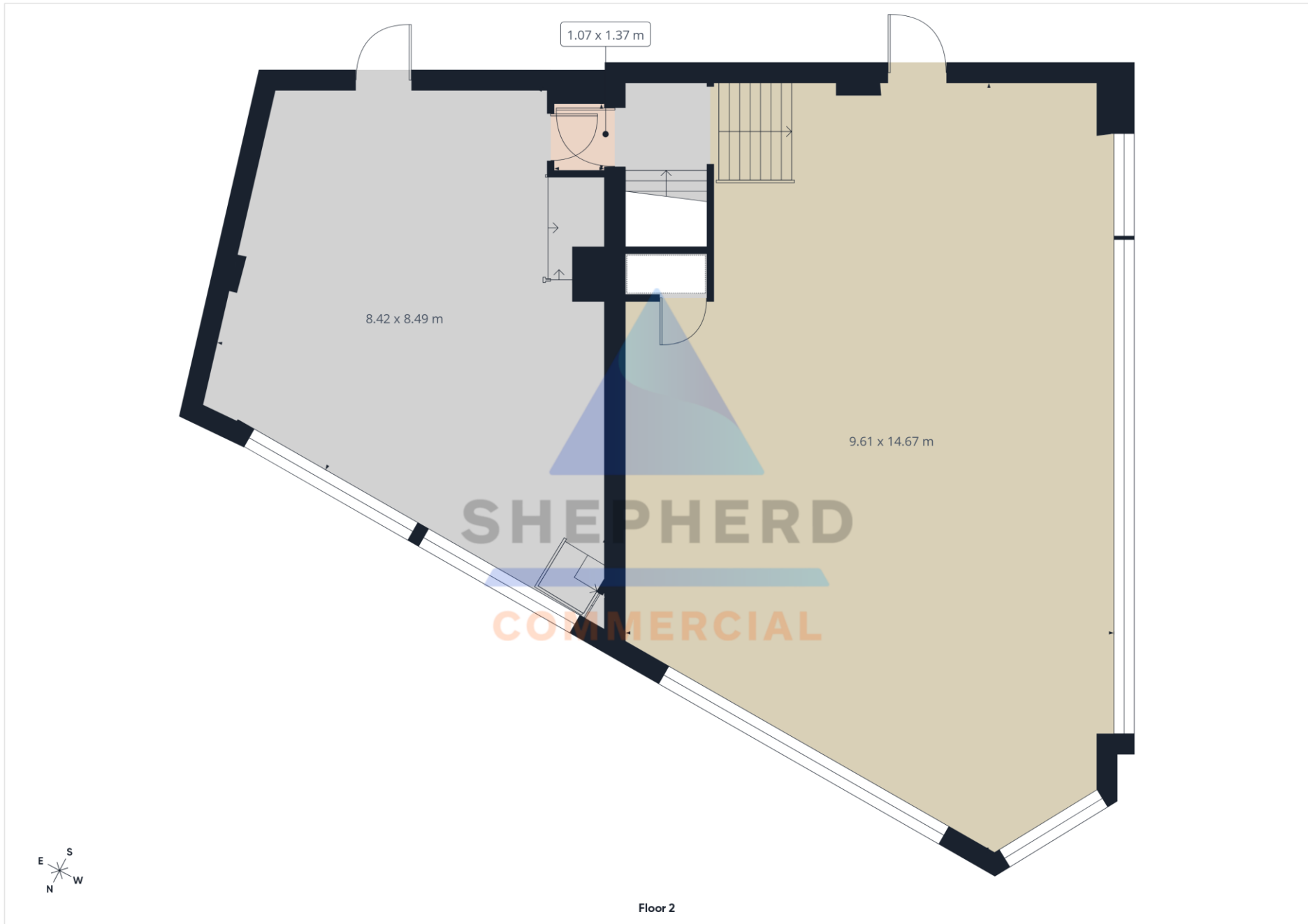


Floor 0



First Floor

SHARKYS, 21 GEORGE STREET, MONTROSE



Floor 2



Description

SHARKYS, 21 GEORGE STREET, MONTROSE

DESCRIPTION

The subjects comprise a long-established public house arranged over ground, first and attic floors which currently trades as “Sharkys”.

Internally the property comprises a lounge/bar area with bench seating and freestanding tables/stools, with male, female and disabled toilet facilities adjacent. To the rear there is a fully fitted commercial kitchen, storage and a chilled store used as the beer cellar.

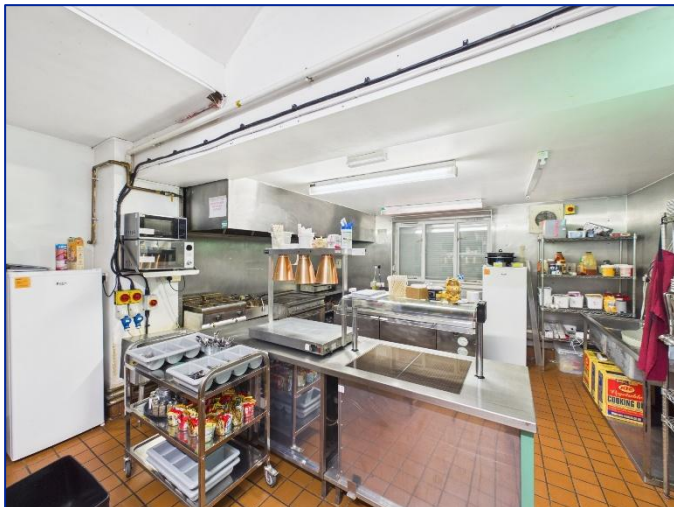
At first floor level there is a games room and an additional function room with private bar area. A further timber stair provides access to the attic which is used for storage.

To the rear of the building there is a decked external seating area along with a private car park accessed off George Street.

ACCOMMODATION

	m ²	ft ²
Ground Floor	208.89	2,248
First Floor	182.34	1,963
Attic	63.25	681
Total	454.48	4,892

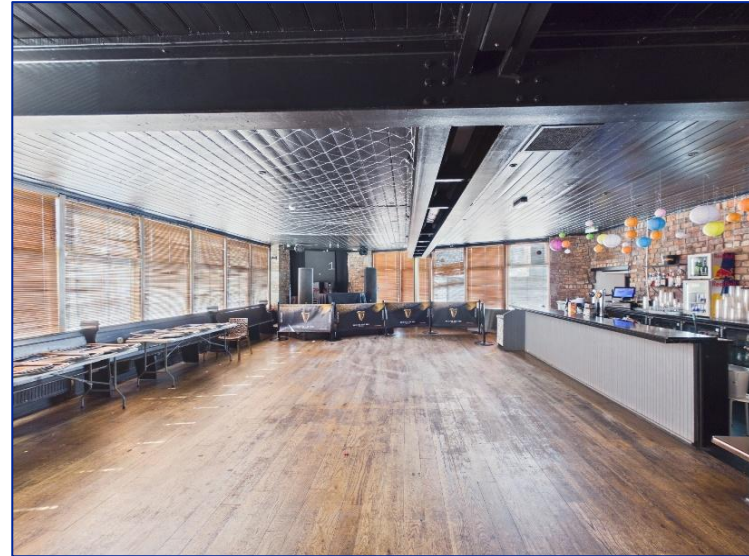
The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Description

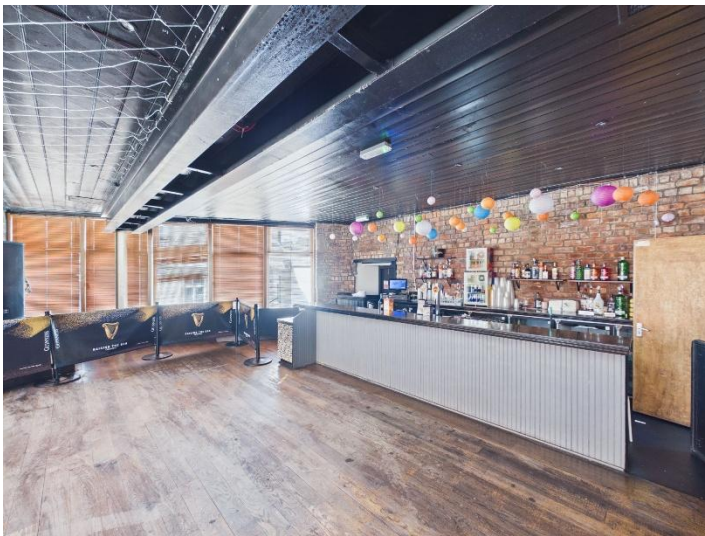
SHARKYS, 21 GEORGE STREET, MONTROSE





The Detail

SHARKYS, 21 GEORGE STREET, MONTROSE



PRICE

Our client is inviting offers over £375,000 for their heritable interest.

All equipment, fixtures and fittings and stock at value will be included in the sale outwith those in tenants' ownership. Please call for details.

PLANNING

Interested parties are encouraged to discuss any plans for alternative use with the local planning department prior to submitting any proposal.

RATEABLE VALUE

Rateable Value: £17,400.

The unified business rate for 2026/2027 is 48.1p.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

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:



Scott Robertson

s.robertson@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@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.

shepherd.co.uk

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 JUNE 2026

