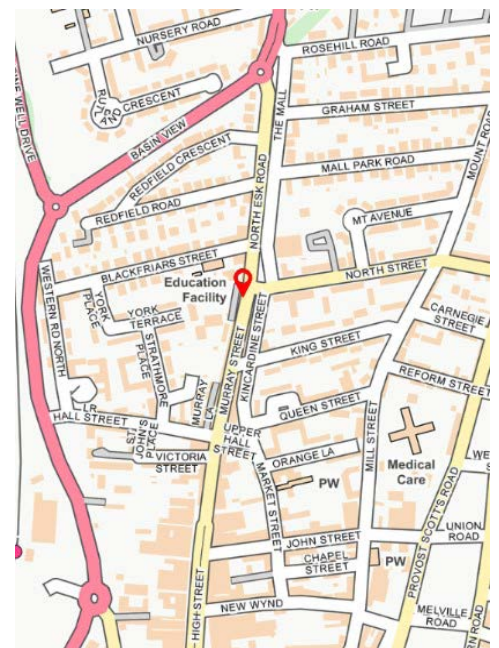




## MURRAY LODGE, 2-8 MURRAY STREET, MONTROSE, DD10 8LB

- SUBSTANTIAL DEVELOPMENT OPPORTUNITY
- LOCATED WITHIN MONTROSE TOWN CENTRE
- HMO LICENCE CURRENTLY IN PLACE
- GIA - 400.11 SQ. M. / 4,307 SQ. FT.
- MAYBE SUITED TO A VARIETY OF END USES
- FOR SALE — OFFERS OVER £275,000 INVITED



## LOCATION

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus. The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose is an important service and employment centre for the northeast of Angus, with a number of distinctive features including an attractive townscape, harbour and basin. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is an attractive place to live as well as a popular destination for visitors, tourists and businesses.

More precisely the subjects are located to the north end of Montrose Town Centre on Murray Street, a continuation of High Street and leading on to Northesk Road. Surrounding operators include mainly local and national retail traders along with the soon to be open Montrose Playhouse.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise an end terraced 3-storey brick / block constructed building held under a pitched and tiled roof. The upper floors have been externally cement rendered.

Murray Lodge was previously a bed breakfast, which in 2015 was granted a change of use to a House of Multiple Occupation (HMO).

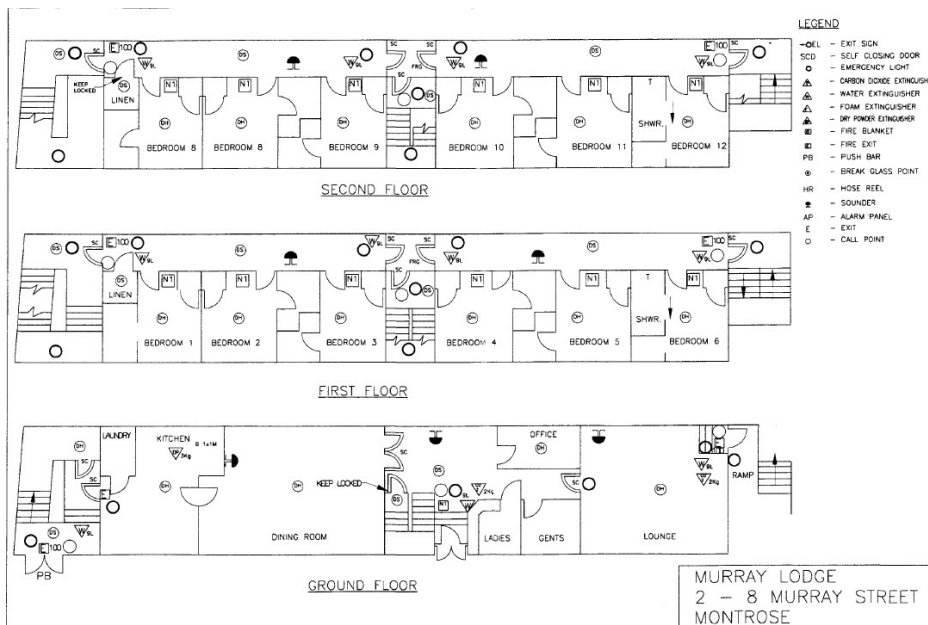
Internally the accommodation comprises a reception / office, two public rooms and toilets on the ground floor along with a kitchen. A central staircase provides access to the first and second floors which are of similar design and provide in total 12 en-suite bedrooms.

Finishes throughout are basic in nature with carpeted floorcoverings and double-glazed timber framed windows.

There is an internal fire escape staircase on the south elevation and external staircase on the north.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;



<b>Ground floor</b>	133.37 sq. m. / 1,436 sq. ft.
<b>First floor</b>	133.37 sq. m. / 1,436 sq. ft.
<b>Second floor</b>	133.37 sq. m. / 1,436 sq. ft.
<b>TOTAL</b>	400.11 sq. m. / 4,307 sq. ft.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with council tax banding of — G

## SALE TERMS / DEVELOPMENT OPPORTUNITY

The subjects are for sale. Offers are invited in excess of £275,000.

Subject to obtaining the appropriate statutory consents the subjects may suit a variety of commercial or residential uses. All such enquiries should be directed towards Angus Council Planning Department.

Further details available are available from the sole selling agents Graham + Sibbald Chartered Surveyors.

## EPC RATING

Available on request

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

To arrange a viewing please contact:



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01382 200064



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Partner

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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2021