



62 High Street  
Montrose  
DD10 8JF

- Ground + First Floor Retail Unit
- Town Centre Location
- Large Glazed Frontage
- Ample On Street Parking
- Extends to 235.78 SQ.M. / 2,538 SQ.FT.
- Suitable for a Variety of Uses — subject to consents

## 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's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is a popular destination for visitors, tourists and businesses.

More precisely, the subjects are located on the west side of Montrose High Street, near the junction with John Street, in the heart of the prime retail pitch of the town and surrounding occupiers include mainly local and national traders.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground and first floor retail unit. The ground floor comprises an open plan retail space which benefits from a large double display frontage with recessed entrance doors. The ground floor also benefits from air conditioning.

The first floor comprises mainly storage space which could be reconfigured to meet the tenant's requirements. The first floor also benefits of comprising a staff room and kitchenette, manager's office and a WC. The building also benefits from a security and fire alarm system

The subjects may suit a variety of commercial uses, subject to all necessary consents.



## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

Unit	Size (SQ.M)	Size (SQ.FT)
Ground	119.65	1,288
First	116.13	1,250
Total	235.78	2,538

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £18,500.

The unified business rate for the year 2022/2023 is 49.8p exclusive of water and sewerage rates.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## EPC

Available on request.

## PRICE

The subjects are available To Let for a term to be negotiated. Rental offers in the region of £18,000 per annum are invited.

## VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



**Grant Robertson**  
Director  
01382 200064  
Grant.Robertson@g-s.co.uk



**Charles Clark**  
Graduate Surveyor  
01382 200064  
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## 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.
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