



ON THE INSTRUCTIONS OF ANGUS COUNCIL

- > RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH THE BENEFIT OF VACANT POSSESSION
- > ARRANGED OVER THREE FLOORS AND ATTIC
- > COMPRISES 11 BEDSITS AND AN ATTIC 2/3 BEDROOM FLAT
- > CATEGORY 'B' LISTED
- > 481.7 SQ.M (5,186 SQ.FT)

FOR SALE

113 HIGH STREET, QUEENS CLOSE, MONTROSE, DD10 8QR

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LOCATION

Montrose has a population of circa 12,000 (source: Angus Council) and is one of the principal towns positioned on the north-east coast of Scotland, approximately 61 km (38 miles) north of Dundee and 68 km (42 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

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, Brechin Road.

Montrose is an important employment centre for the north-east, providing a busy commercial port for the agricultural, oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

The subjects are located on Queens Close, which sits between the High Street and Baltic Street. Neighbouring occupiers include The Market Arms, Old and St Andrews Church and Angus Council Access Office.

DESCRIPTION

The subjects comprises a substantial 3 ½ storey terraced building of stone construction, under a pitched roof overlaid with slate. The property is arranged with two wings on each floor which are split by a central staircase.

The accommodation provides a total of 11 bedsits with en-suite bathrooms, each wing has a shared kitchen. The property is accessed off Queens Close via a security door into a communal hallway with a glazed reception / office. At first floor level the property has two wings providing 5 bedsits with en-suite bathrooms/shower rooms, a communal laundry, storeroom and two modern shared kitchens. Each bedsit typically has an entry phone, carpet flooring, high ceilings, an en-suite with a shower cubicle, W.C and sink and pedestal.

TENANCY INFORMATION

The property has the benefit of vacant possession.

COUNCIL TAX BAND

The premises have not been assessed given their previous use. The property will require assessment.

EPC

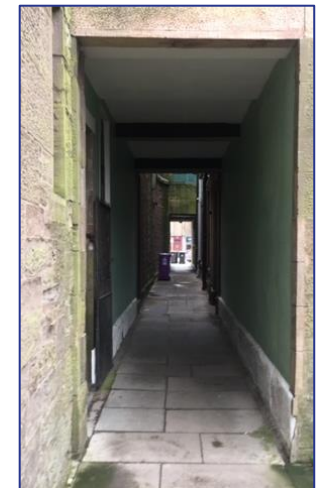
Awaiting confirmation.

PROPOSAL

Our client is seeking offers in excess of £200,000 for the Heritable interest

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.



ACCOMMODATION

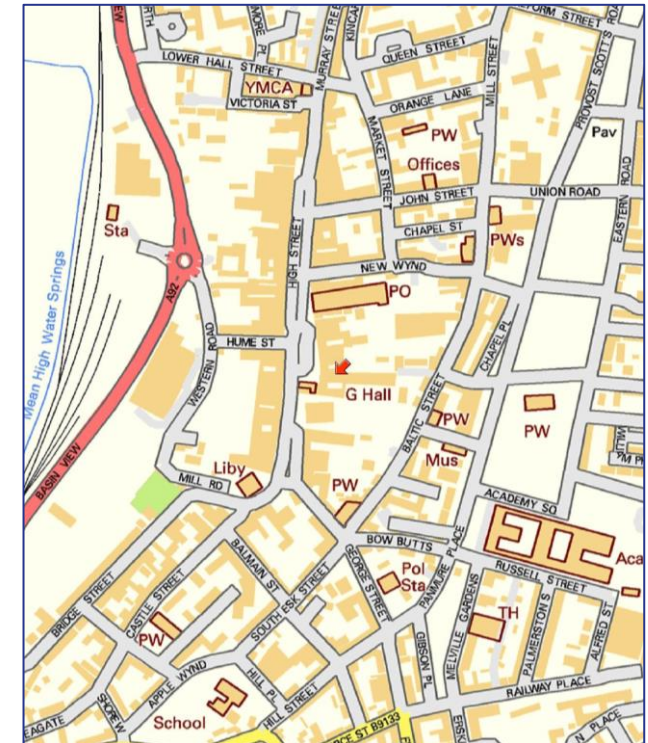
FLOOR		SQ M	SQ FT
GROUND	Reception and storage	27.1	292
FIRST	Five bedsits with en-suite bathrooms, two kitchens, laundry room, bathroom and storage	164	1,766
SECOND	Six bedsits with en-suite bathrooms and two kitchens	176	1,895
ATTIC	Two bedrooms, living room, storage, kitchen and bathroom	114.6	1,233
TOTAL		481.7	5,186

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon

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.



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

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