

PRIME RETAIL UNIT

- > RENTAL OFFERS OVER £10,000 PER ANNUM
- > UP TO 100% RATES RELIEF
- > GROUND – 80.73 SQ M (869 SQ FT)
- > BASEMENT – 17.19 SQ M (185 SQ FT)
- > ON STREET PARKING
- > SUITABLE FOR A VARIETY OF USES
- > 'B' LISTED

CARDS INC.!!

TO LET

52 HIGH STREET, MONTROSE, DD10 8JF

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LOCATION

Montrose, with a population of around 12,000 people, is one of the principal towns within the Local Authority district of Angus, positioned on the northeast coast of Scotland approximately 40km (30 miles) north of Dundee and 61km (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.

The property occupies a prime position on the west side of the High Street, with nearby retailers including Savers, Scot Mid, Nationwide, Subway, Lloyds, Greggs, William Hill and Ladbrokes amongst others.

DESCRIPTION

The property comprises an attractive ground floor double fronted retail unit which offers accommodation over ground and basement levels. The property forms part of a typical town centre tenement with commercial premises at ground level and residential flats at upper levels.

Internally the property is primarily in an open plan layout with a partition erected to the rear to form changing room facilities, tea prep area and W.C.

ACCOMMODATION

FLOOR		SQ M	SQ FT
GROUND	MAIN RETAIL	80.73	869
BASEMENT	STORE	17.19	185
TOTAL		97.92	1,054

The foregoing areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

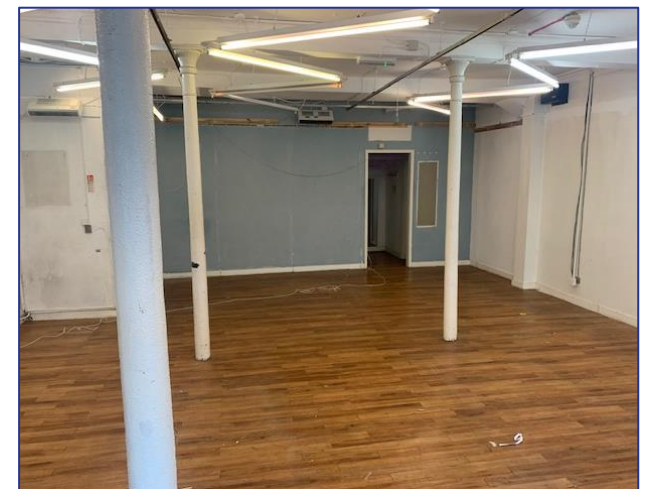
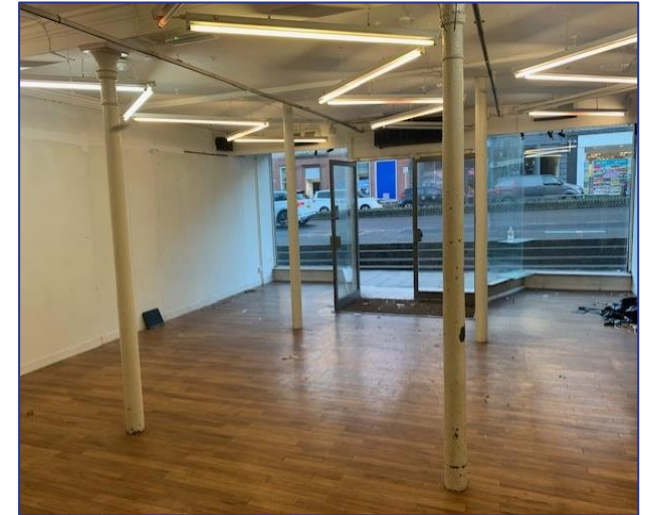
Rateable Value - £11,800

The unified business rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewerage.

For properties with a rateable value of £12,000 or less, rates relief may be available under the Small Business Bonus Scheme.

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term of **£10,000 per annum**.



EPC RATING

The Energy Performance Rating for the subject property is currently G.

Further details are available on request.

VAT

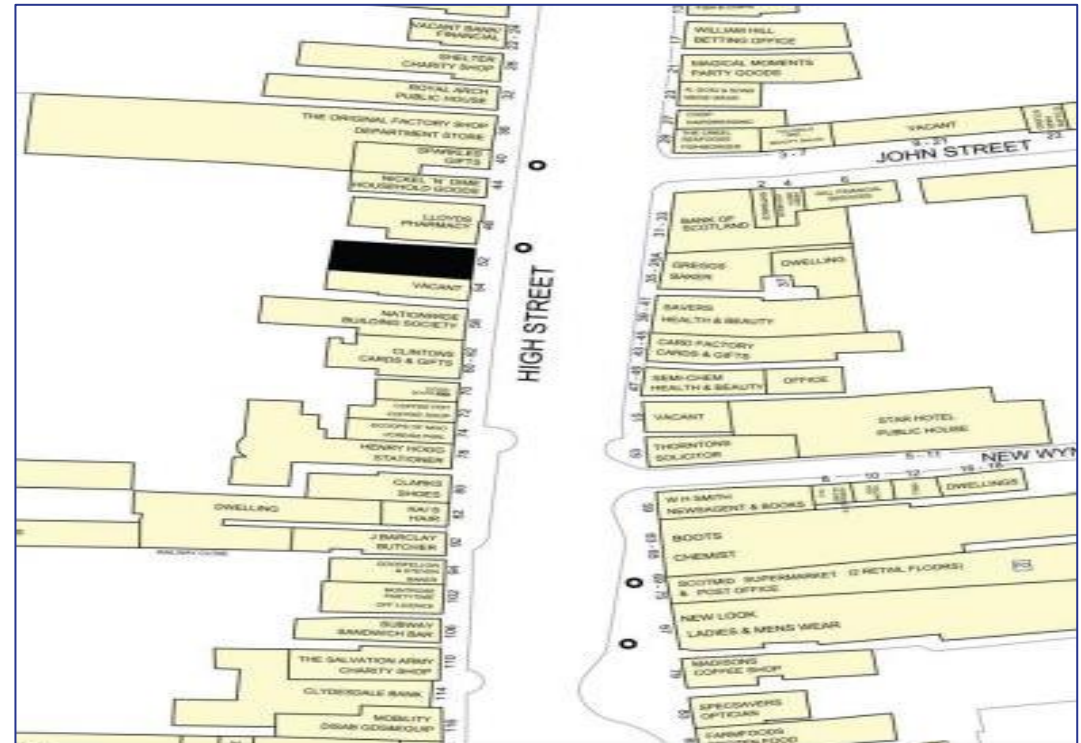
All prices are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party shall be responsible for their own legal costs in connection with this transaction.

MONEY LAUNDERING

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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 Scott Robertson Email – s.robertson@shepherd.co.uk

www.shepherd.co.uk

