



TOWN CENTRE COMMERCIAL SPACE

96 High Street, Montrose, DD10 8JE
 PROMINENT TOWN CENTRE COMMERCIAL SPACE

Tenure	To Let
Available Size	806 sq ft / 74.88 sq m
Rent	£12,000 per annum ex VAT
Rates Payable	£4,681.20 per annum <small>Qualifying occupiers may benefit from 100% rates reduction under the Small Business Bonus Scheme.</small>
Rateable Value	£9,400
EPC Rating	Upon Enquiry

Key Points

- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
- BUSHY TOWN CENTRE LOCATION
- AVAILABLE FOR IMMEDIATE OCCUPATION
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- PRIME RETAILING PITCH
- GRADE B LISTED BUILDING
- FLEXIBLE TERMS

Description

The subjects comprise a ground floor commercial unit within an attractive 3 storey B-listed building of traditional sandstone construction under a pitched and slated roof.

Internally, the unit is arranged to provide an large front shop area with double window display frontage and recessed pedestrian entrance, with ancillary storage and WC facilities to the rear.

Location

The property is located on the west side of High Street in a busy retail location in Montrose town centre.

Retail occupiers nearby include Greggs, Superdrug, Ladbrokes, Farmfoods, WH Smith, Specsavers, Scotmid and Boots, with other occupiers including Thorntons Solicitors, Nationwide Building Society and the Clydesdale Bank also having branches close by. There are also a number of charity shops, public houses and coffee shops/restaurants located nearby.

Montrose is a busy coastal town, with a thriving port, and is an important service and employment centre. The town is located on the east coast of Scotland, approximately 30 miles north-east of Dundee and 38 miles south-west of Aberdeen. Montrose has a main East Coast line railway station and is well served by the main road network.

Terms

The subjects are available to lease on tenant's full repairing and insuring terms for a period to be negotiated at a rental of £12,000 per annum.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

74.8 sq m (806 sq ft)

Rateable Value

The premises will be entered in the Valuation Roll with a Rateable Value as follows:-

Shop - £9,400

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

VAT

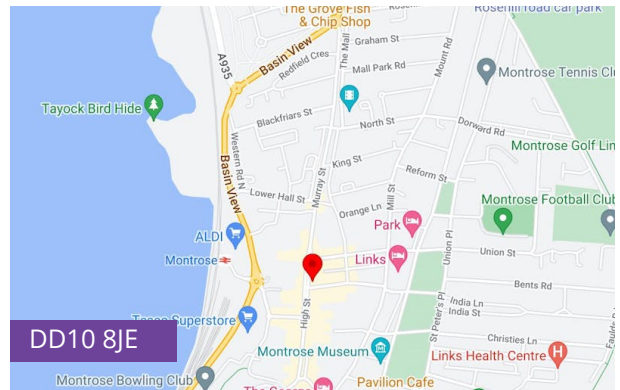
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Viewing

Westport Property will be pleased to arrange and accompany all viewing requests.

EPC

Available on request.



Viewing & Further Information



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PROPERTY
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