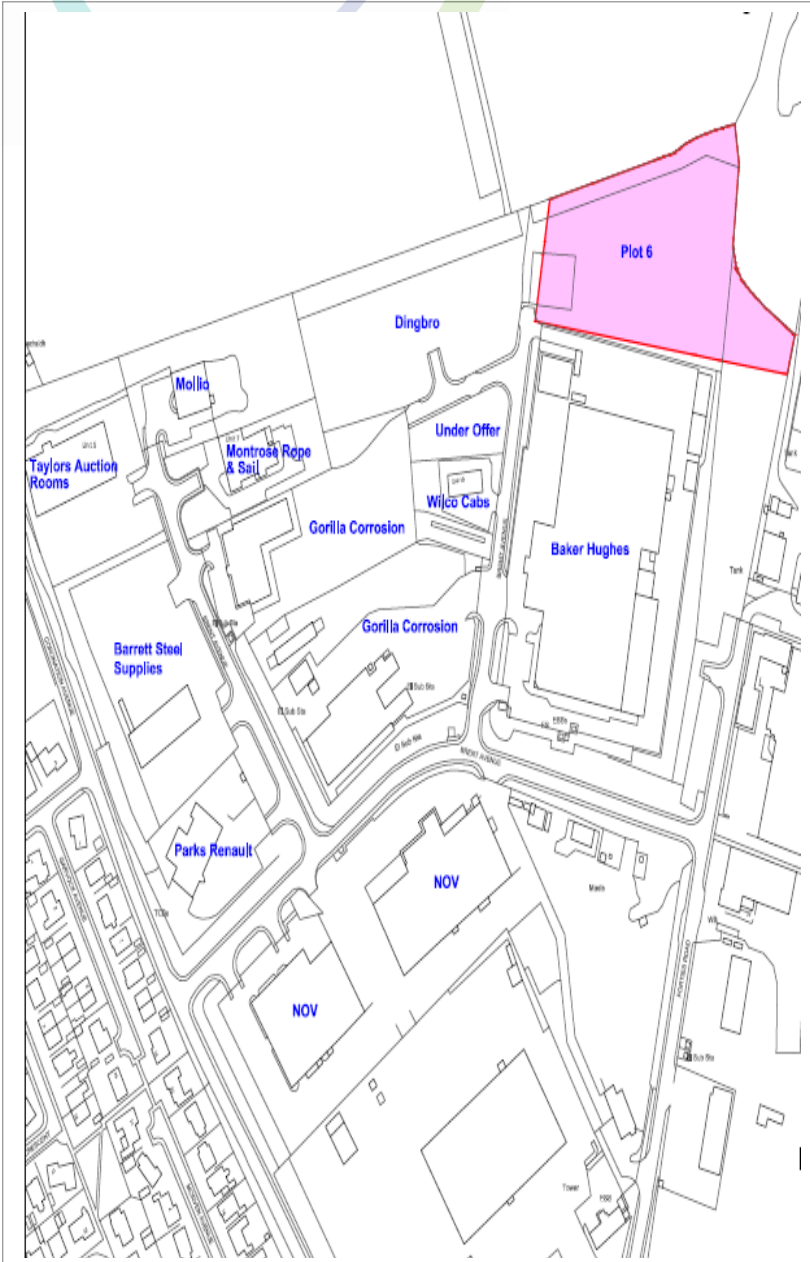


Forties Road Montrose



LAND

Area: 1.42 hectare (3.51 acres)

Purchase: £275,000

Rent: Price on application

**Plot 6
Forties Road
Montrose
Angus
DD10 9PB**



For viewing and further information contact

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Location:

Montrose is an important service and employment Centre for north Angus and southern parts of Aberdeenshire, with a population of around 12,000.

The town is situated on the Angus coastline approximately 28 miles north of Dundee and 38 miles south of Aberdeen with good access to the local and national road network via the A92 coastal route with linkages to the A90 and the trunk road network. It is also served by the east coast railway line which provides strategic links to major Scottish cities and beyond. Montrose benefits from a deep-water port which is within a mile of open sea, providing a sheltered haven almost ½ a mile long with no tidal restrictions. There are international airports at Aberdeen (46 miles) and Edinburgh (87 miles).

Key industries including Montrose Port and Glaxo Smith Kline located in the south of the town playing an important strategic role in the Angus economy.

Forties Road is in the north-east of the town, close to the A92. Other occupiers include Baker Hughes, Dingbro, Gorrilla Corrosion and National Oilwell Varco.

Description:

Plot 6 Forties Road consists of an area of gravel surfaced hardstanding.

In accordance with the RICS Code of Measuring Practice (6th Edition), the area is 1.36 hectare (3.36 acres).

Terms:

Offered either as a long-term lease option or for purchase.

Specification:

Forties Road offers scope for a wide variety of uses with outline consent granted for class 4, 5 and 6.

Legal Costs:

Each party will be responsible for their own legal costs.

VAT:

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

Angus Council for themselves give notice that : (i) The particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so ; (iii) no person in the employment of Angus Council has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.