

ATTRACTIVE RETAIL UNIT

- > PRIME TOWN CENTRE LOCATION
- > STREET LEVEL ACCESS
- > ON STREET PARKING (TIME LIMITED)
- > 100% RATES RELIEF
- > SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENT)
- > NIA: 35.6 SQ. M (383 SQ. FT)
- > OFFERS OVER £65,000

CRYSTALLE

10 HIGH STREET
MONTROSE DD10 8JL

FOR SALE

10 HIGH STREET, MONTROSE, DD10 8JL

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LOCATION

Montrose, with a population of some 13,250 (Angus Council) is one of the principal towns within the district of angus.

It is positioned on the northeast coast of Scotland approximately 48 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. The town sits on the main east coast national rail network, linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and A935.

The property is located on a prime pitch on the west side of the High Street near the junction with Murray Street.

DESCRIPTION

The subjects comprise a retail unit arranged over ground floor.

The ground floor comprises an open plan retail space with a good quality shop fit out and double window display with recessed entrance door.

The rear area is used mainly for storage space, although could readily be reconfigured to suit individual purchasers requirements. There is a staff W.C off the main retail area.

EPC

Awaiting confirmation.

RATEABLE VALUE

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

Rateable Value - £6,900

The subjects qualify for 100% rates relief via the Small Business Bonus Scheme.

TERMS

Our clients are seeking offers over £65,000 for their heritable interest.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

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 and 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.

ACCOMMODATION	SqM	SqFt
GROUND	35.6	383
TOTAL	35.6	383

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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

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