

PRICE REDUCTION

ATTRACTIVE RETAIL SHOP (WITH DEVELOPMENT POTENTIAL)

- > PRIME TOWN LOCATION AND STREET LEVEL ACCESS
- > SALES AREAS ON BOTH GROUND AND FIRST FLOORS
- > GOOD STOCK FACILITIES WITH SEPARATE ACCESS
- > 100% NON DOMESTIC RATES RELIEF AVAILABLE UNDER THE SMALL BUSINESS BONUS SCHEME
- > REDEVELOPMENT POTENTIAL



FOR SALE (MAY LET)

82 HIGH STREET, MONTROSE, DD10 8JE

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82 High Street, Montrose, DD10 8JE

LOCATION

Montrose is located on the North-East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

The town sits on the A92 coastal route with linkages to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists.

DESCRIPTION

The subjects comprise an attractive retail unit planned over ground and first floor levels with sales space at both ground and first floor and adequate stock and staff facilities on the first floor.

The property forms part of a typical town centre tenement with commercial properties at ground levels and residential flats at upper levels.

The main walls of the building are of stone construction whilst the roof over is of pitched timber construction laid in slate. Floors are generally of suspended timber.

The property has a modern shop front and benefits from pavement level access via a tiled recessed entrance which is slightly ramped up from street level.

The sales areas are well presented, and internal finishes include boarded and painted walls and modern ceiling system.

There is an internal stair up to the first-floor sales area and in turn to various stock rooms.

The first floor is also separately accessed from the stair serving the upper floors.

ACCOMMODATION	Sq. m.	Sq. ft.
Ground	47.01	506
First	112.77	1,214
TOTAL	159.78	1,720

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £9,900

The unified business rate for 2023/2024 is 49.8p.

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

TERMS

Our clients' preference is to sell their heritable interest.

Asking Price – Offers over £95,000.

Alternatively, the property is available on traditional full repairing and insuring lease terms.

Offers in excess of £9,000 per annum will be considered.

VAT

The property is currently elected for VAT.

EPC

Awaiting confirmation.

REDEVELOPMENT POTENTIAL

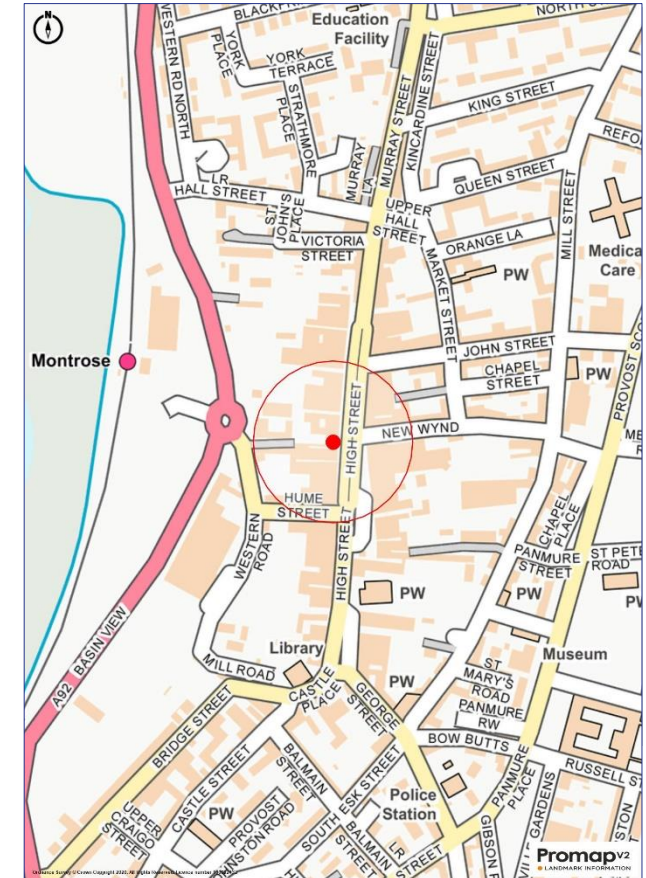
The subjects also present a development opportunity whereby the first floor could be separated to form residential accommodation (subject to the necessary consents).

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any 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 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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCTOBER 2023**

