

# TO LET

## 24 High Street, Montrose, DD10 8JL



### PROMINENT RETAIL UNIT WITH CLASS 1 & 2 CONSENT

#### Location

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus. The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is a popular destination for visitors, tourists and businesses.

The subjects are located on the west side of the High Street, in a prime position towards its northern extent between its continuation onto Murray Street to the north and its junction with John Street to the south. The surrounding area comprises predominately commercial uses at ground floor with a mix of ancillary commercial and residential accommodation above. Neighbouring businesses include Thomas Cook, Greggs, Lloyds Bank, Shelter, Original Factory Shop, Nationwide and Savers Health & Beauty.

#### Description

The subject property comprises a ground floor commercial unit situated within a larger retail parade with mainly offices and residential accommodation located on the upper levels. The internal accommodation comprises an open plan retail space with storage accommodation in the rear section.

#### Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the net internal area to be:

Gross Frontage	21' 2"
Depth	53' 6"
Ground Floor Sales	957 sq ft
Ground Floor Storage	158 sq ft
<b>Total Ground Floor Area</b>	<b>1,145 sq ft</b>

#### Rent

Offers in the region of £22,000 pa are invited.

#### Rating

The subjects are entered on the current Valuation Roll as follows:

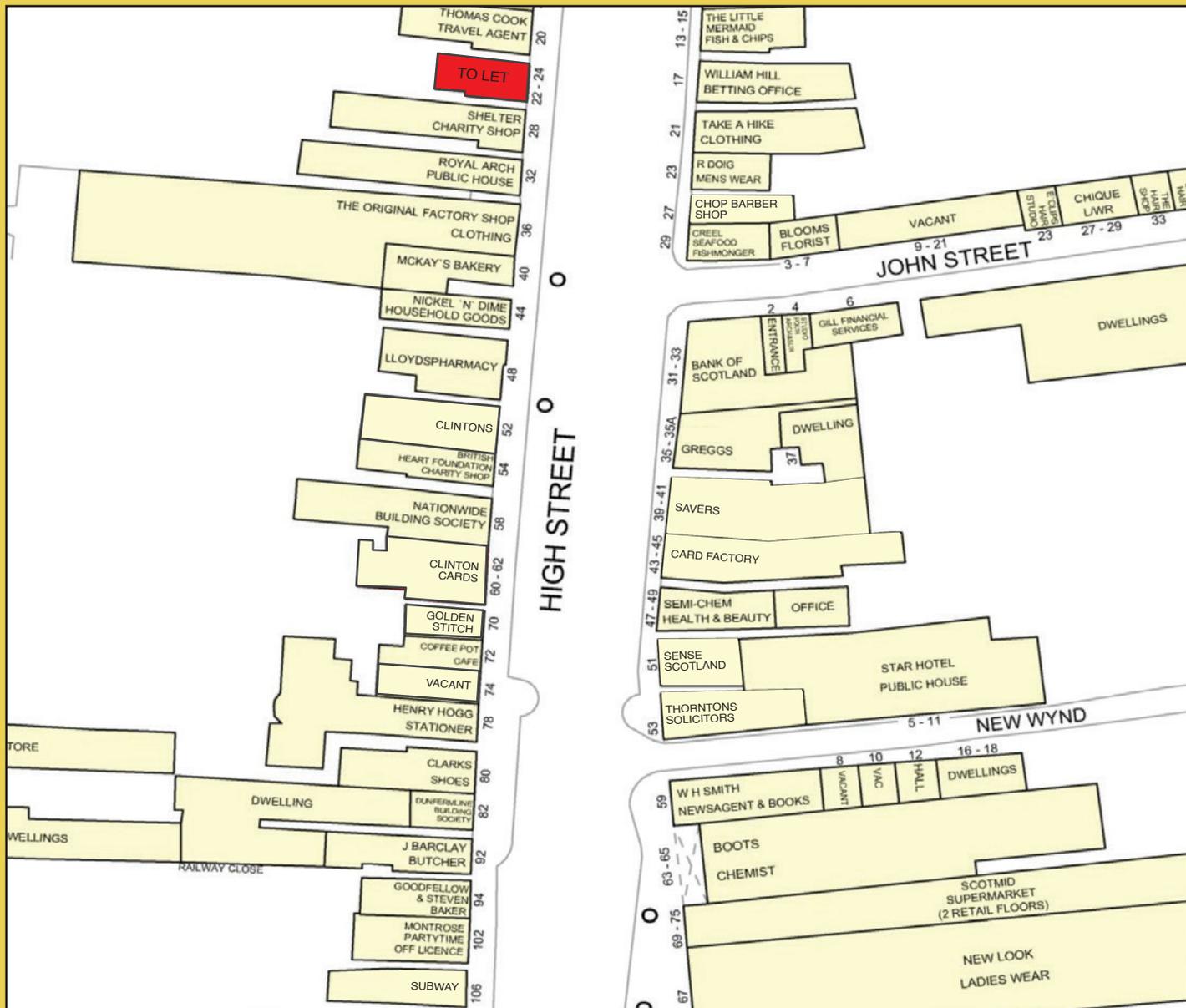
Ratable Value	£14,700
Commercial rate poundage	£0.462
Rates payable (excluding water and sewerage rates)	£6,791

#### Planning

We understand the property benefits from Class 1 (Retail) and Class 2 (Financial/professional services) consents. The premises may also be subject to restaurant consent (Class 3) subject to a change of planning use.

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### VAT

Unless otherwise stated all figures, prices etc are quoted exclusive of VAT.

### Legal Costs

Each party is responsible for their own legal costs. The incoming tenant is responsible for LBTT, registration dues and any VAT incurred.

### Entry

Immediately by agreement.

### EPC

The Energy Performance Rating of this building is 'G'

### Viewing & Further Information

By appointment through the joint agents:



Graham  
+ Sibbald

Garth Davison

Graham + Sibbald

T: 01382 305059

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#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. August 2015.