

# To Let / May Sell

## Retail Premises

*51 High Street, Montrose, DD10 8LR*

### Location

Montrose is a coastal town located approximately 40 miles north of Dundee and 42 miles south of Aberdeen with a population of 12,000 people. The port is still active, playing an important role in the oil and gas industry and Montrose acts as the principal retail destination for the surrounding rural community.

The premises are situated on the east side of the High Street in the block bounded by John Street to the north and New Wynd to the south. Nearby occupiers include Clinton Cards, WH Smith, Boots, New Look, Clarks, Semi-Chem, Card Factory, Savers, Greggs and Lloyd's Pharmacy.

### Description

The premises comprises a double windowed retail unit arranged over the ground floor of a 3 storey building under a pitched and slated roof. Internally the premises comprise a front sales area with an office, storage space and W.C. at the rear.

### Accommodation

The main dimensions and net internal areas are as follows:

Gross Frontage	24 ft 0 ins	7.32 m
Net Frontage	15 ft 7 ins	4.80 m
Ground Floor	853 sq ft	79.24 sq m

### Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£17,300
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.466

### Planning

The property currently benefits from Class 1 (Retail) Consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

### Rent

Offers in the region of £16,000 per annum exclusive of VAT are invited.

### Price

Offers are invited.



### Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

### Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### Entry

By agreement.

### Energy Performance Certificate

EPC Rating = F

A copy of the EPC and Recommendation Report can be provided on request.

### Viewing and Further Information

Strictly by appointment through the sole letting agent:

Chris Thornton  
chris@culverwell.co.uk  
0131 243 9617

