



## MONTROSE ROYAL INFIRMARY, BRIDGE STREET, MONTROSE, DD10 8AJ

- Attractive period building
- Suitable for residential & commercial — subject to consents
- Established residential location
- Site — 1.33 Acres (Approx)
- Offers invited

## 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 is an important service and employment centre for the northeast of Angus, with a number of distinctive features including an attractive townscape, harbour and basin. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network.

More precisely, the subjects are located off Bridge Street on the edge of the town centre. The hospital is on the north bank of the River South Esk where it meets the Montrose Basin.

Surrounding properties are predominantly residential in their nature however a few commercial uses are evident close by. The subjects have the benefit of excellent views over the River and Basin.

The approximate location is shown by the OS Plan.

## DESCRIPTION

Purpose built former hospital building sitting on a site of 1.33 Acres, or thereby.

The main building is of traditional sandstone construction, with pitched roof over. The subjects are of Greek Revival design and have a Category A Listing. The main building is 2 storey in height with accommodation as follows; Main block, Ground floor wards, First floor wards and Staff accommodation, Out buildings.

Various extensions and outbuildings are also on site, these being of varying ages and construction type.

## ACCOMMODATION

We have measured the main building in accordance with the RICS Property Measurement 2nd Edition to arrive at the following approximate area:

2,600 sq m (27,986 sq ft)

The total site area extends to 1.33 Acres or thereby.



## TOWN PLANNING

The subjects are Category A listed and are situated within the Montrose Conservation Area. The property is located within the Montrose settlement boundary and may suit redevelopment for a variety of uses, subject to the necessary consents. Interested parties are encouraged to make their own enquires with Angus Council in respect of any planning matters.

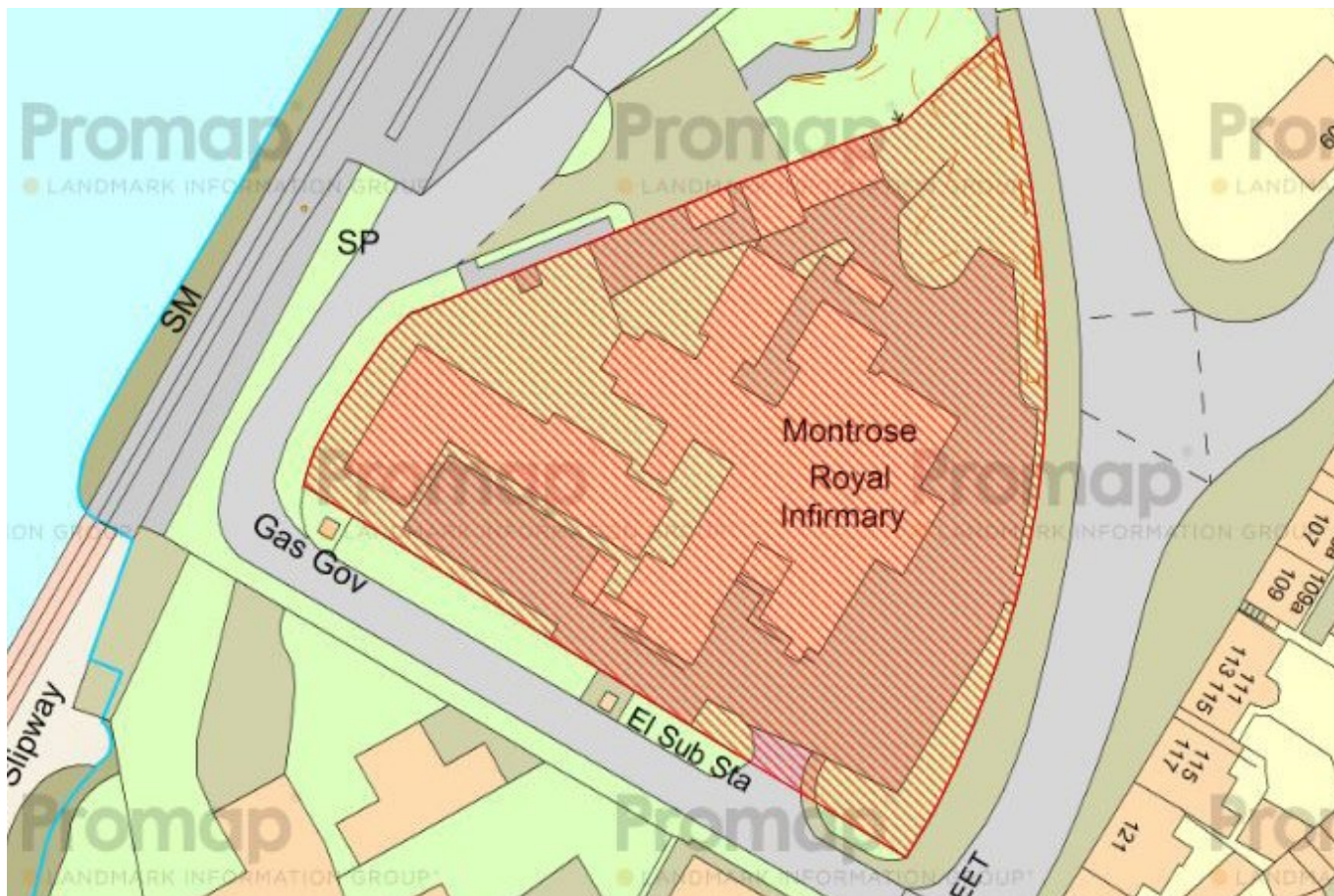
Details of a proposed residential development for the site are available from the selling agents.

The subjects are being sold without the benefit of any alternative planning consents.

## EPC RATING

Available upon request.





### RATING ASSESSMENT

The subjects are entered into the valuation roll with a Rateable Value of £18,400.

The unified business rate for the year 2023/2024 is 49.9p exclusive of water and sewerage rates.

### PRICE

Offers are invited for our clients heritable interest in the property.

### VAT

All figures are quoted exclusive of VAT.

### FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald

For any queries or to arrange a viewing, please contact:



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### IMPORTANT NOTICE

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