TO LET

RETAIL / OFFICE PREMISES

TOWN CENTRE LOCATION

SUITABLE FOR A VARIETY OF USES / SUB-DIVISION

AMPLE ON STREET PARKING

GROUND FLOOR – 102.71 SQ M (1,106 SQ FT)

ASKING RENT – OFFERS OVER £9,600 PER ANNUM

VIDEO TOUR

WHAT 3 WORDS



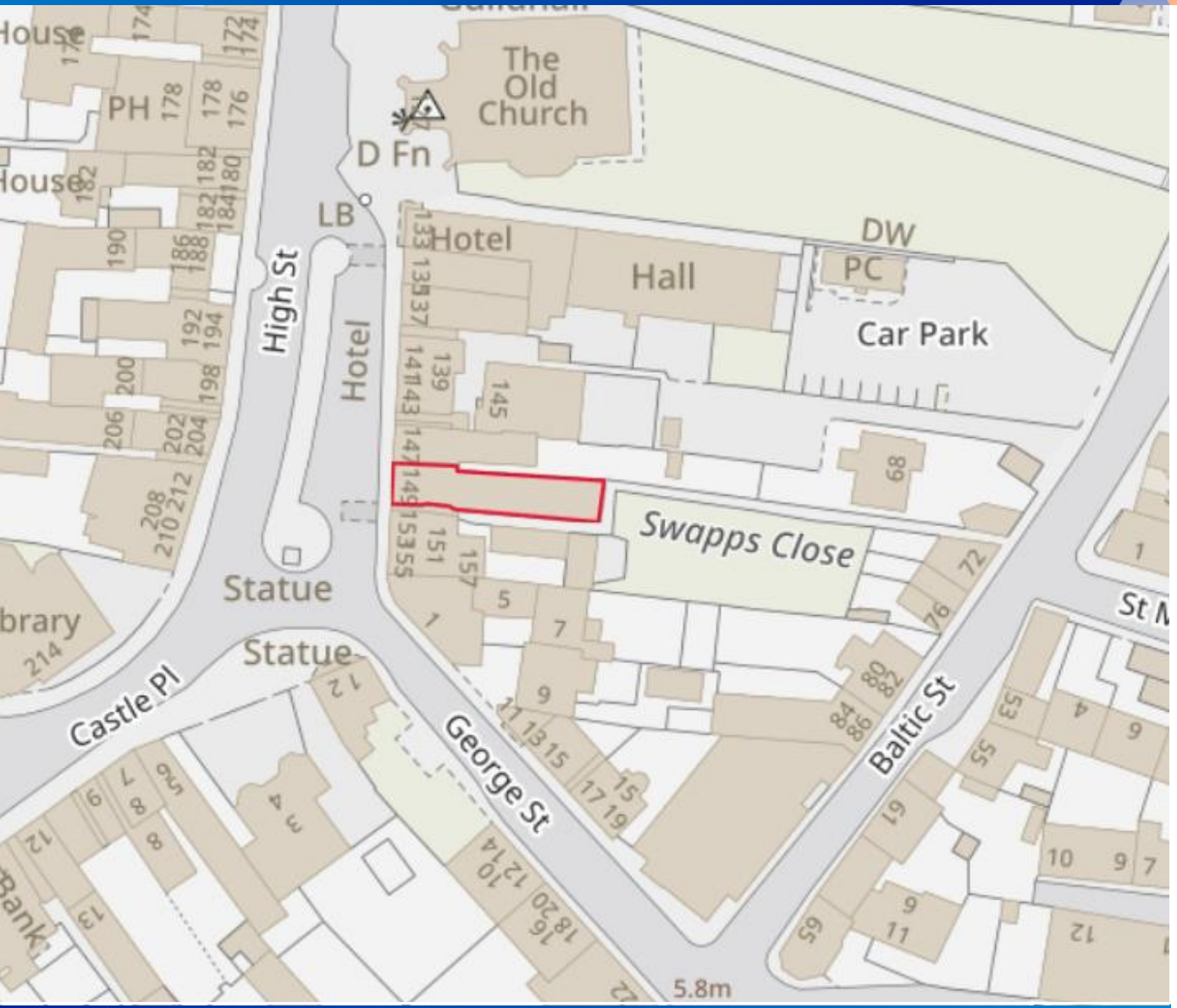
149 HIGH STREET, MONTROSE, DD10 8QN

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SHEPHERD COMMERCIAL

Location

149 HIGH STREET, MONTROSE, DD10 8QN



Montrose is located on the North East Coast of Angus approximately 40 miles from Aberdeen and 30 miles from Dundee. Montrose 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.

Montrose Port plays an important role in the oil and gas industry and Montrose acts as a principal retail destination for the surrounding rural community.

The premises are situated on the east side of the High Street towards the southern end near the junctions with Bridge Street and Castle Street in a secondary location set back from the main High Street.

Surrounding properties comprise a mix of similar tenement buildings with retail and leisure operators at ground floor with a mix of office and residential users to the upper levels.

Occupiers within close proximity include T D Duncan & Co Solicitors, Clelland & Co and a number of local traders.

On street car parking is available on High Street and at various public car parks nearby.

Description

FIND ON GOOGLE MAPS

Floor Plans

149 HIGH STREET, MONTROSE, DD10 8QN



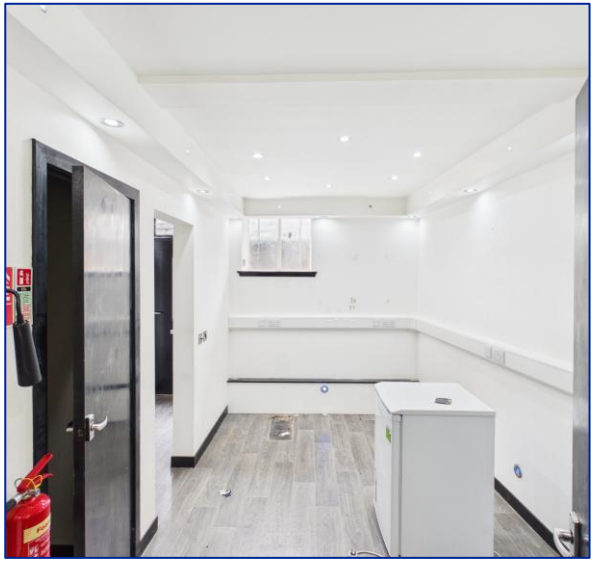
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Description









The subjects comprise a retail unit which are arranged over ground floor on a split-level layout with the main retail area fronting onto High Street and the rear section having a separate entrance door accessed via a side lane off High Street known as “Swapps Close”.

The front section of the property comprises a single storey building which interconnects into a two-storey tenement and in turn with further extensions to the rear. The front section is of stone construction with a stone parapet gutter to the main elevation the roof over being partly flat and part pitched and laid in slate.

The main frontage is timber framed with plate glass windows and marble facings, with access via recessed double timber entrance doorway all fronting onto High Street.

The two-storey tenement to the rear and the extensions are a mix of stone and brick construction partly externally harled/rendered with the roofs over being pitched and laid in slate.

ACCOMMODATION

Description	m^2	ft^2
Ground Floor – Main Retail Area and Extension to rear	102.71	1,106
Total	**102.71**	**1,106**

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).

The Detail

RENTAL

Our client is seeking rental offers over £9,600 per annum on a Full Repairing and Insuring basis.

RATEABLE VALUE

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

Rateable Value – £1,150 & £7,300

The unified business rate for 2026 / 2027 is 48.1p.

VAT

VAT is charged on the rent.

EPC

Rating – 'C'

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 theron.

Get in Touch

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

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s.robertson@shepherd.co.uk

Jamie Hutcheon
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ANTI MONEY LAUNDERING REGULATIONS

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.

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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. PUBLICATION DATE SEPTEMBER 2026

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