FOR SALE

RETAIL / OFFICE PREMISES

PRIME TOWN CENTRE LOCATION

SUITABLE FOR A VARIETY OF USES

GIA – 36.1 SQ M (388 SQ FT)

AMPLE ON STREET PARKING

100% RATES RELIEF

ASKING PRICE – OFFERS OVER £60,000

VIDEO TOUR

WHAT 3 WORDS



27 HIGH STREET, MONTROSE, DD10 8LU

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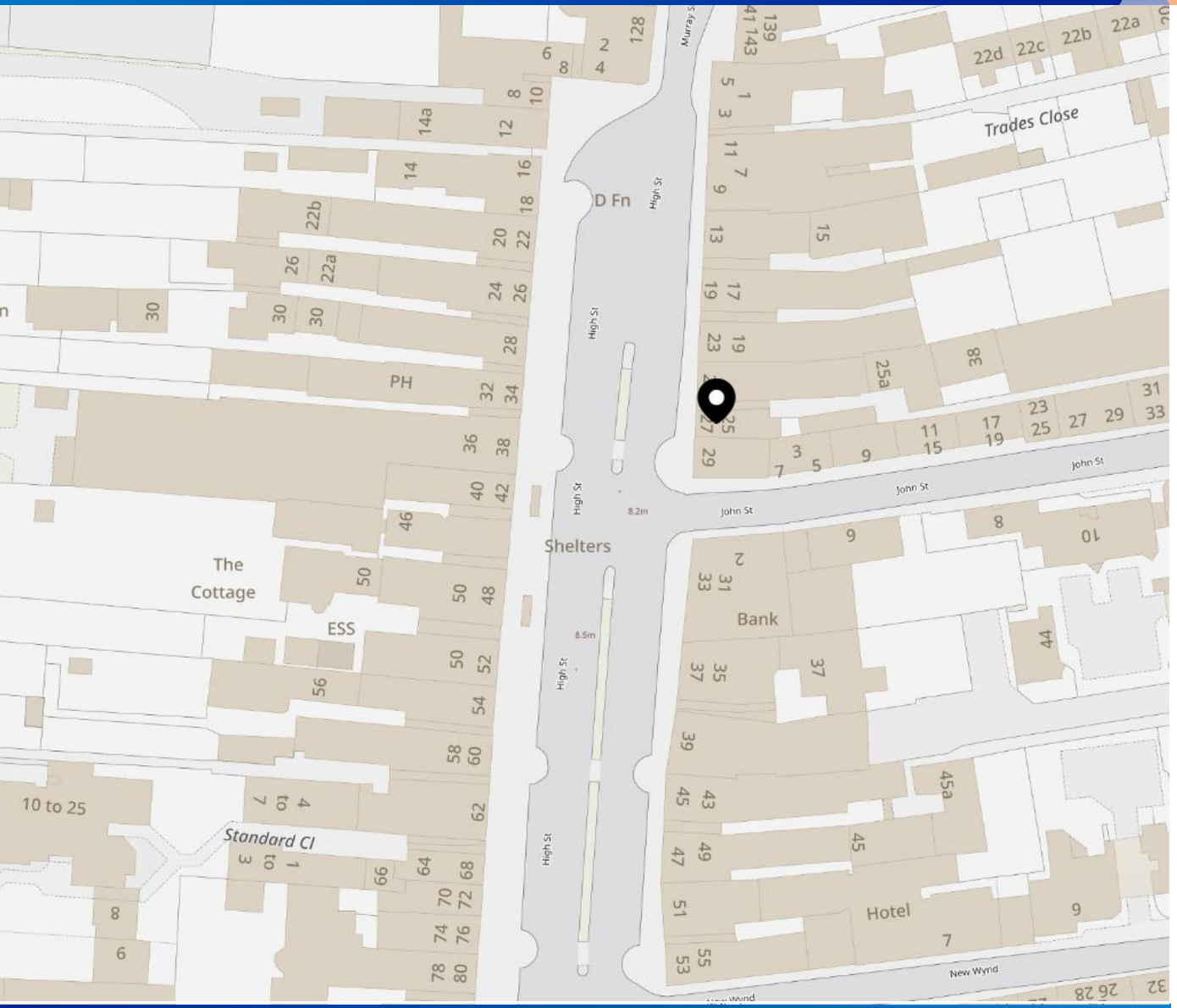
SHEPHERD COMMERCIAL

Location



Description

FIND ON GOOGLE MAPS

Montrose is one of the principal towns within the Local Authority District of Angus with a population of some 13,250 persons (source: Angus Council) and is positioned on the North East Coast of Scotland approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen.

The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935.

Montrose is an important service and employment centre for North East Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

Key industries include Montrose Port and GlaxoSmithKline which play an important role in the Angus economy.

The subject property is located in the heart of the town centre on High Street close to the John Street junction in a prime retail location. There is a limited level of parking on High Street however there are a number of free of charge Local Authority car parks around the town centre ensuring adequate parking provisions for shoppers and visitors.

Surrounding properties are of a similar nature with retail type operators at ground level and offices and residential flats at upper levels.

Surrounding occupiers include Greggs, Savers, Semi Chem and Boots.

Ground Floor Plan

27 HIGH STREET, MONTROSE, DD10 8LU



Description









The subjects comprise a ground floor retail unit set within an attractive 2 storey plus attic building of traditional construction.

The unit benefits from a single window display frontage.

In addition to the main retail space there is a small kitchen and WC to the rear.

The property also benefits from a separate storage area located to the rear, which is included in the sale. Works to the storage area are currently pending completion.

ACCOMMODATION

	m^2	ft^2
Ground – Retail area with rear kitchen and WC	36.1	388
TOTAL	**36.1**	**388**

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

PURCHASE PRICE

Our client is inviting offers over £60,000 for their heritable interest.

RATEABLE VALUE

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

Rateable Value: £6,400.

The unified business rate for 2025/2026 is 49.8p.

The subjects qualify for 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Rating – 'G'

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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

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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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