GUIDE PRICE REDUCED - £38,000



FOR SALE BY ONLINE AUCTION

AUCTION DATE: 3RD DECEMBER 2026

RETAIL PREMISES

PROMINENT HIGH STREET LOCATION

ON STREET PARKING

100% RATES RELIEF AVAILABLE

NIA: 37.07 SQ M. (399 SQ FT.)

Guide Price : £38,000

VIDEO TOUR

WHAT 3 WORDS

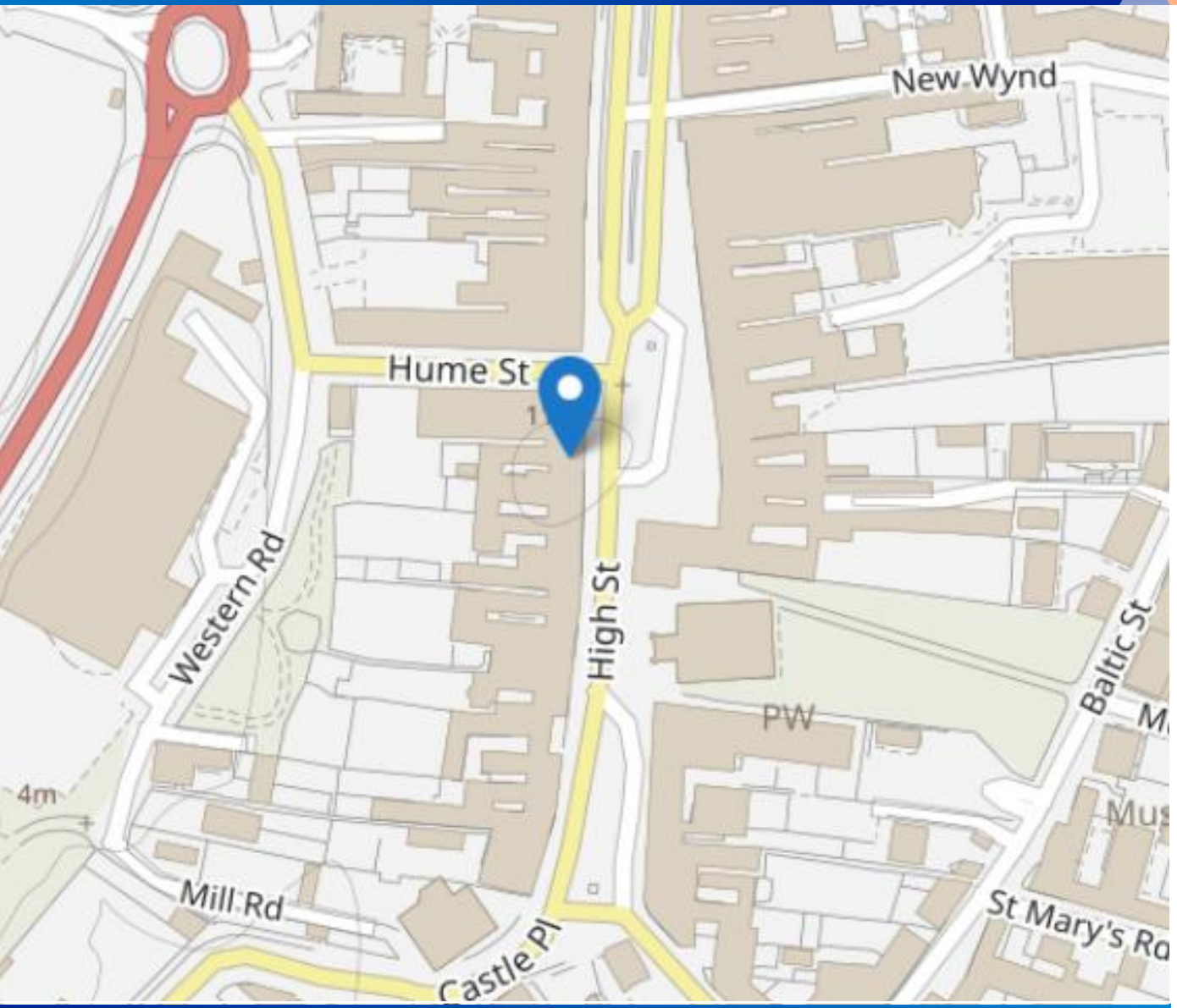
144 HIGH STREET, MONTROSE, DD10 8JB

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PROPERTY AUCTIONS

Location

144 HIGH STREET, MONTROSE, DD10 8JB



FIND ON GOOGLE MAPS

LOCATION

Montrose is located on the North-East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east.

The town sits on the A92 coastal route with links 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.



Description









DESCRIPTION

The subject comprises a modern retail unit located at the southern extent of Montrose high street, a prime retail pitch in the town centre.

Internally, the property offers an open plan retail area, storage/office space, and WC.

The unit benefits from a modern and attractive display frontage onto the High Street.

On street parking is available to the front of the subjects together with a number of public car parks in the vicinity.

ACCOMODATION

	m^2	ft^2
Ground Floor	37.07	399
Total	**37.07**	**399**

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

144 HIGH STREET, MONTROSE, DD10 8JB

Auction Date

The auction will be held on 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £38,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Rateable Value

The premises are entered in the current Valuation Roll with a rateable value of £4,950. The Rate Poundage for 2026/27 is 48.1p to the pound.

Energy Performance Certificate

The property has an energy rating of "B"

A copy of the EPC is available upon request.

Get in Touch

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

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Jamie Hutcheon
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Shepherd Chartered Surveyors
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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. November 2026

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PROPERTY AUCTIONS