

TO LET PRIME RETAIL UNIT 62-64 HIGH STREET MONTROSE DD10 8JF

crichtonproperty
consultancy

Chartered Surveyors & Commercial Property Consultants

LOCATION

Montrose is a popular seaside town lying some 40 miles north of Dundee and 42 miles south of Aberdeen. The town has a population of approximately 12,000 people and remains an important destination for the immediate area. Traders nearby the subjects include Greggs, Savers, Nationwide, Boots, Lloyds etc.

DESCRIPTION

The subject comprise a ground and first floor premises, all confined within a stone and brick building under a flat roof.

ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Frontage	8.89 m	29 ft 0 in
Depth	18.36 m	60 ft 3 in
Ground Floor Area	102.65 sq m	1,105 sq ft
First Floor	123.00 sq m	1,324 sq ft
Total Net Area	225.66 sq m	2429 sq ft
Toilet accommodation is provided within the subjects.		

LEASE TERMS

Subject to clients approval it is proposed to arrange a new 10 year Full Repairing & Insuring lease incorporating a 5 year review with rental offer in the region of £27,500 per annum being invited.

ENTRY

By arrangement

EPC

A copy of the EPC report can be provided upon request.

VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.



RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:

RATEABLE VALUE £20,700

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

LEGAL COSTS

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

VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

Consultants:

Contact:

Tel:

Mobile:

Email:

Web:

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Publication Date: July 2020

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