

To Let



Prominent site located within Montrose town centre



6.17 acre site located off Basin View (A92)
Basin View, Montrose, DD10 8LW

Location

The town of Montrose and immediate catchment area has a population of over 20,000 residents. It is the third largest town in Angus, which has a total population of approximately 116,000 residents. Montrose is situated 30 miles north of Dundee and 41 miles south of Aberdeen.

The property is located off Basin View in the heart of the town centre, 1.5 miles north of Montrose Port. The property is located immediately off the A92, providing a direct route to Dundee and Aberdeen.

Local amenities include an Aldi Supermarket and Tesco Superstore located adjacent to the site.

Description

The property was formerly employed as a rail terminal facility. However, due to its expansive hardstanding area, the site is well-suited for use as an open secure storage. This is particularly advantageous given its strategic location off the A92 and its proximity, just one mile north of Montrose Port.

The site comprises a combination of concrete and hard-standing areas. Presently, there are existing rail sidings that can be concealed to suit any incoming occupier, accommodating the site's potential for open storage.

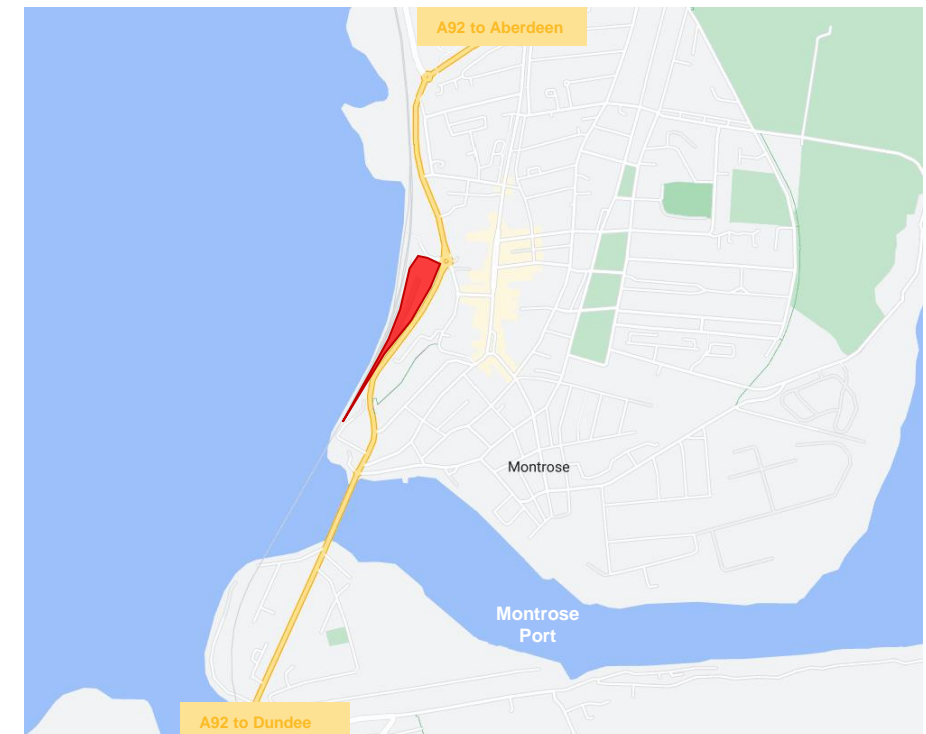
Further details available on request.

Accommodation

We calculate the approximate areas to be as follows:-

Description	Acres
Site Total	6.17

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).



Lease Terms

Available on Application.

Rateable Value

Rateable value to be reassessed.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Entry

Date of entry to be agreed upon conclusion of legal missives.

VAT

All prices quoted in the schedule are exclusive of VAT.



Contact

For further information, or to arrange a viewing, please contact:



Eric Shearer

01224 415 948
07712 868 594
eric.shearer@knightfrank.com



David Gavan

01224 415 962
07977 713 681
david.gavan@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

Particulars dated December 2023. Photographs dated November 2023.