

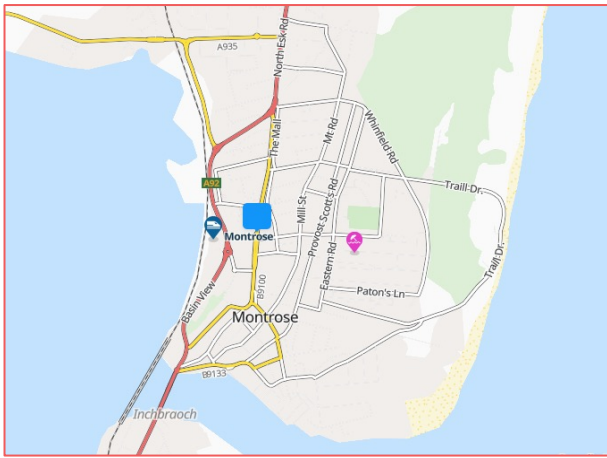


FOR SALE

RETAIL INVESTMENT

24 HIGH STREET, MONTROSE, DD10 8JL

- Located in heart of Montrose Town Centre
- Popular visitor and tourist town
- 100% prime pitch
- Let to established local tenant who upsized in 2020
- Lease expiry June 2030 – no breaks
- Passing rent of £14,750 per annum
- Subjects are elected for VAT, however, anticipated to be treated by way of TOGC
- **Offers over £145,000 = 9.99% NIY**



LOCATION

Montrose is a popular tourist and visitor destination on the East of Scotland within the Angus Local Authority Region approximately 30 miles north of Dundee and 40 miles south of Aberdeen with a population of approximately 15,570.

More specifically the subjects are situated within the heart of Montrose town centre on the west side of High Street a short distance north of its junction with John Street.

Neighbouring occupiers include William Hill, Shelter, VPZ, Ladbrokes, R Doig & Sons Formalwear, The Original Factory Shop.

DESCRIPTION

Double fronted ground floor retail premises forming part of a larger building where the upper floors are in residential use.

The tenant undertook substantial internal refurbishment and fit-out works and are fitted out to a very high standard with a series of partitioned rooms with individual sunbeds as well as a beauty room.

The accommodation is complete with WC's.

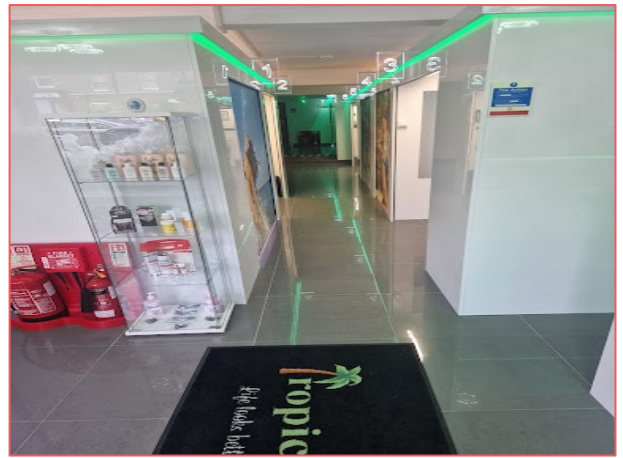
ACCOMMODATION

	sq m	sq ft
NIA	16.37	1,145

The reduced floor area (ITZA) is 751 sq ft.

G·M·BROWN

0141 212 0059
WWW.GMBROWN.CO.UK



TENANCY INFORMATION

Tenant:	Private individual
Lease Expiry:	June 2030, no breaks
Rent:	£14,750 per annum payable monthly in advance. Equates to an ITZA rate of £19.64/sq ft
Rent Review	Upwards only open-market in July 2025
Repairing:	FRI – no schedule of condition
Deposit:	3-month deposit held

A copy of the lease is available to seriously interested parties.

VAT

The subjects are elected for VAT however it is anticipated that a sale will be by way of a TOGC.

EPC

Available on request.

ASKING TERMS

Offers over £145,000 are invited for our client's heritable interest with the benefit of the existing lease. A purchase at this level reflects a NIY of 9.99% after purchasers costs.

VIEWINGS & FURTHER INFORMATION

Gregor M Brown / info@gmbrown.co.uk / 0141 212 0059