



LAST REMAINING UNIT - 2,150 SQFT - AVAILABLE FOR IMMEDIATE OCCUPATION

LOCHSIDE RETAIL PARK | BRECHIN ROAD, MONTROSE DD10 9AL



THE OPPORTUNITY

Last remaining retail unit extending to 2,150 sq ft is available to let at Brechin Road, Montrose. It is situated directly next to Lidl Supermarket and let to Home Bargains (20,000 sq ft), Farmfoods (8,000 sq ft) and Costa Coffee (2,000 sq ft).

Lochside Retail Park extends to circa 52,000 sqft and is served by 265 car parking spaces. The last remaining unit is available for immediate occupation.

LOCATION

Montrose is a popular coastal town located approximately 35 miles south of Aberdeen and 30 miles north of Dundee. The resident population is circa 12,000 people and the town serves a wider catchment for the Angus area.

The retail development is prominently located to the north of the town centre on the busy Brechin Road immediately adjacent to North Esk Road.



RATING

The units will require to be assessed for rating purposes further to the completion of the development.

SERVICE CHARGE

A service charge will be prepared for the development which will be allocated on a fair and equitable basis.

THE OPPORTUNITY

Expressions of interest are sought from all potential occupiers.

TERMS

FRI leases to be agreed. Quoting rents on application.

LEGAL COSTS

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

EPC

EPC still to be assessed following the completion of the development.



**BRECHIN ROAD
MONTROSE**

TRAVEL DISTANCES

DUNDEE	30 miles
ABERDEEN	41 miles
PERTH	50 miles
EDINBURGH	90 miles
GLASGOW	110 miles

SAT NAV: DD10 9AL



VIEWING & FURTHER INFORMATION

Please contact the sole letting agent for further information or to arrange a viewing.

TOM FORSTER

Tel: 0131 374 1115
Email: tforster@orinsen.com

ORINSEN

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