



208 High Street, Montrose, DD10 8PH

- Ground Floor Office
- Town Centre Location
- Ample On Street Parking
- Extends to 215.79 SQ.M. / 2,323 SQ.FT.
- Suitable for a Variety of Uses — subject to consents

LOCATION

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus. The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose’s significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is a popular destination for visitors, tourists and businesses.

More precisely, the subjects are located on the west side of Montrose High Street, near the junction with George Street, to the south end of the prime retail pitch of the town and surrounding occupiers include mainly local and national traders.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor office contained within a 3 storey traditional end terraced tenement.

Internally, the subjects are cellular in nature and comprise 5 different office rooms of varying sizes as well as 2 meeting/office rooms. The subjects benefit from a reception area, DDA compliant toilets and a kitchenette/staff room to the rear. The subjects are accessed via a solid pedestrian door directly from the High Street.

The subjects may suit a variety of uses, subject to all necessary consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:



Floor	Size (SQ.M)	Size (SQ.FT)
Ground	215.79	2,323

RATEABLE VALUE

The subjects have a Net and Rateable Value of £10,700.

The unified business rate for the year 2022/2023 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

The property has an Energy Performance Rating of G.

PRICE

The subjects are available For Sale. Offers over £120,000 are invited for the heritable interest.

Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client’s Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023