

FOR SALE/TO LET

OFFICE/RETAIL PREMISES

PRIME TOWN CENTRE LOCATION

SUITABLE FOR A VARIETY OF USES (SUBJECT TO CONSENT)

OFF-STREET CUSTOMER PARKING

NIA – 164.19 SQM (1,767 SQFT)

OFFERS OVER £115,000

AVAILABLE TO LET AT
£12,000 PA



VIDEO TOUR



WHAT 3 WORDS



55 HIGH STREET MONTROSE, DD10 8LR

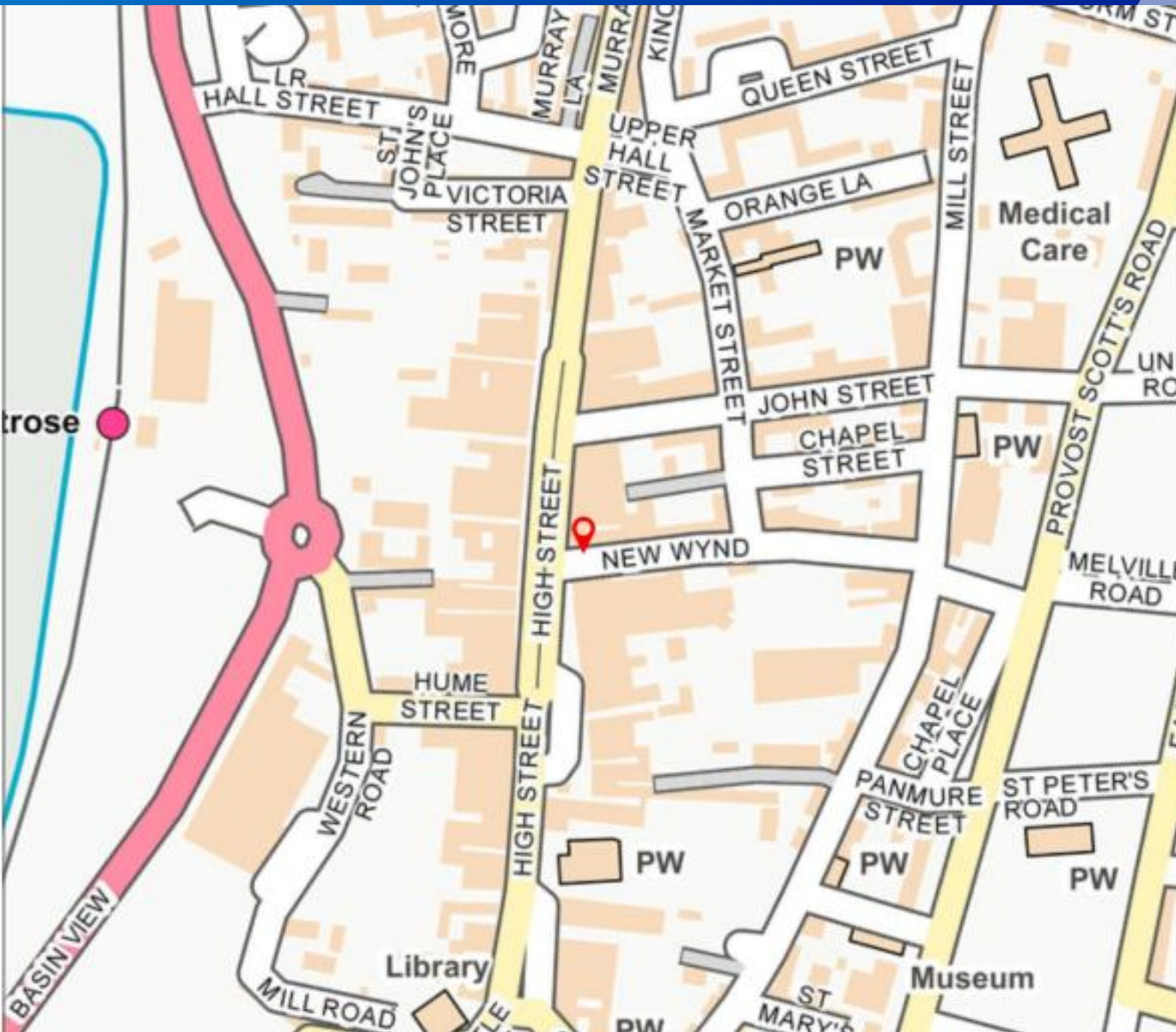
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Location

55 HIGH STREET MONTROSE, DD10 8LR



LOCATION

Montrose, with a population of around 12,000 people, is one of the principal towns within the Local Authority district of Angus, positioned on the northeast coast of Scotland approximately 40km (30 miles) north of Dundee and 61km (38 miles) South of Aberdeen.

The town sits on the east coast railway line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935.

Montrose is an important service and employment centre for northeast Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

The property occupies a prominent corner position on the eastern side of Montrose High Street and the junction with New Wynd.

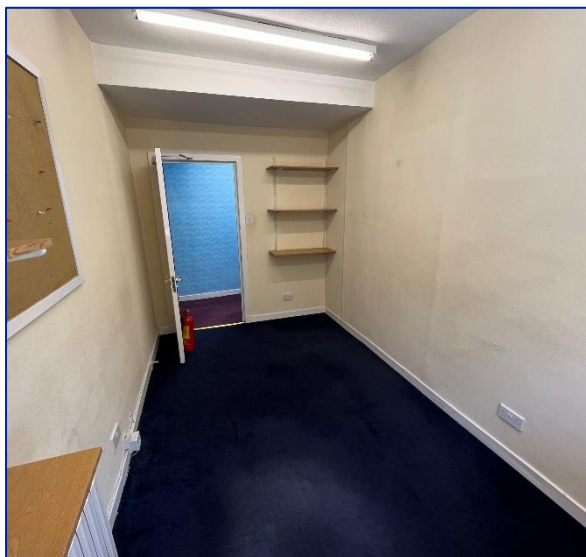
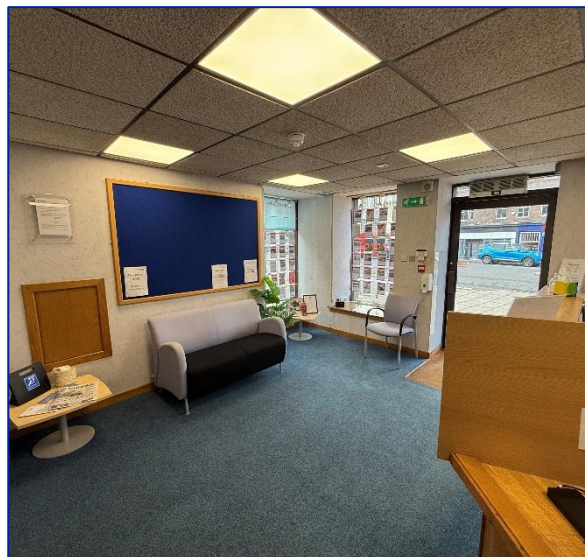


FIND ON GOOGLE MAPS



Description

55 HIGH STREET MONTROSE, DD10 8LR



DESCRIPTION

The subject comprises the ground and first floors within an end of terrace, four storey property. The property is of traditional construction built in circa 1930. However, both floors of the subject's were rebuilt in 1985.

At ground floor the property has frontages to both the High Street and New Wynd, with the High Street being the main frontage and entrance. Internally the ground floor is divided into a reception area together with three separate offices linked by a main hallway. To the rear of the ground floor there is a further hallway with a separate access off New Wynd.

The first floor provides office accommodation comprising a large office to the front, one smaller office, a waiting room, staff W.C's, reception area and an open plan seating area. To the rear of the first floor there is a storage room which also houses the boiler.

The property also hold's a respectable sized basement area and a standard attic space.

ACCOMMODATION

	m ²	ft ²
Ground – Reception and anteroom, hallway, three further offices	102	1,089
First – Office, Staff W.C., Staff Kitchen, Waiting Area and Open Plan Reception Area	62.19	669
TOTAL	164.19	1,767

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

The property is available to lease in its entirety, with a full heritable interest offered at £12,000 per annum. Alternatively, individual floors may be leased separately, with rent available upon application.

PRICE

Our client will consider offers over £115,000 for their heritable interest.

PLANNING

The property presents an exciting opportunity for redevelopment, with scope to split the unit into two floors and further potential for conversion into residential accommodation. Subject to the necessary planning approvals

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £10,800

The unified business rate for the financial year 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Our client has informed us that VAT is not payable.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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