

FOR SALE

RETAIL / WORKSHOP & STORE

Substantial building suitable for
variety of commercial uses.

Potential conversion opportunity.

Planned over 2 levels

Gross Area – 423.09 sq.m (4,555
sq.ft)

100% rates relief available

OFFERS OVER £95,000



VIDEO TOUR



WHAT 3 WORDS

THE MILL SHOP, 56-58 BELMONT STREET, NEWTYLE, PH12 8UB.

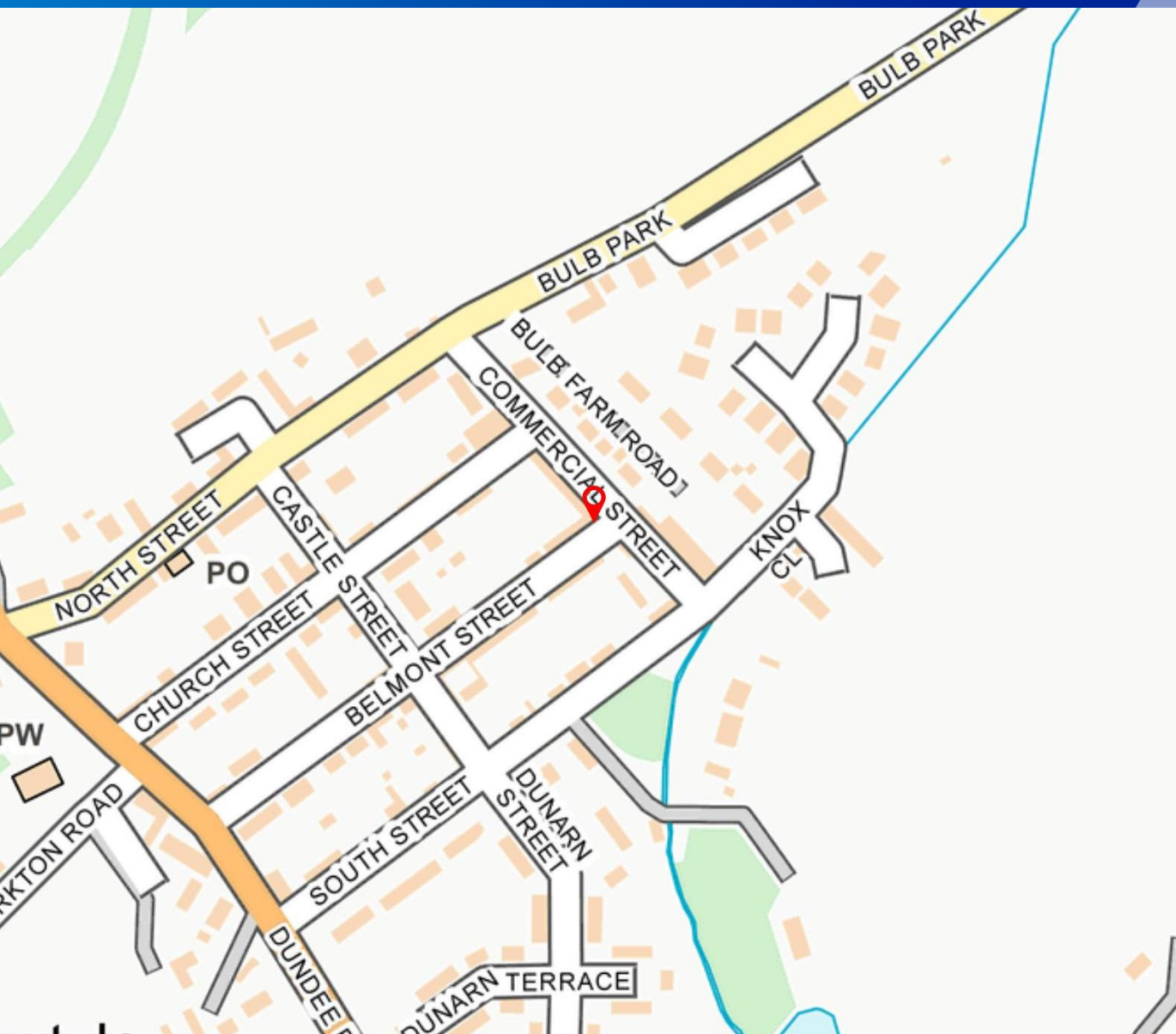
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01738 638188 shepherd.co.uk





Location

THE MILL SHOP, 56-58 BELMONT STREET, NEWTYLE



Newtyle is a commuter village in the west of Angus, situated approximately 17.7 km (11 miles) north of Dundee between Glamis and Coupar Angus.

The village has an expanding population of circa 1,000 (Angus Council) with services and facilities being provided by the neighbouring towns of Coupar Angus or Blairgowrie.

The subjects are located within a residential area with on street car parking.

Description



FIND ON GOOGLE MAPS



Description

THE MILL SHOP, 56-58 BELMONT STREET, NEWTYPE



Description

The subjects comprise a substantial corner terraced single storey and attic building currently used for retail, workshop and storage use.

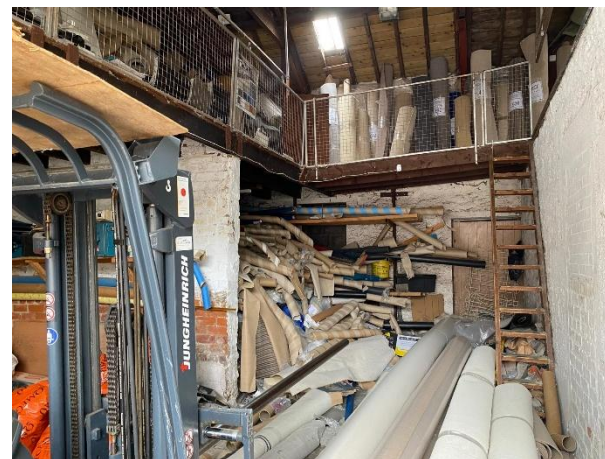
The main walls are of solid stone construction whilst the roof over is pitched and clad in slate.

The property is planned over ground and attic level and sub divided into separate areas.

Accommodation

	m ²	ft ²
Ground Floor	234.26	2,522
First Floor	188.83	2,033
TOTAL	423.09	4,555

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





Terms

Our client is inviting offers in excess of £95,000 for their heritable interest.

Planning

All interested parties should make their own enquiries to the local planning authority.

Rateable Value

The subjects have 3 separate rating assessments and qualify for 100% rates relief.

Energy Performance Certificate

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will bear their own legal costs in connection with the sale of the property.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2025

Get in Touch

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



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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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