

For Sale/
May Let



Substantial Retail Unit/Residential Development Opportunity

Montrose, 101 High Street, DD10 8QT

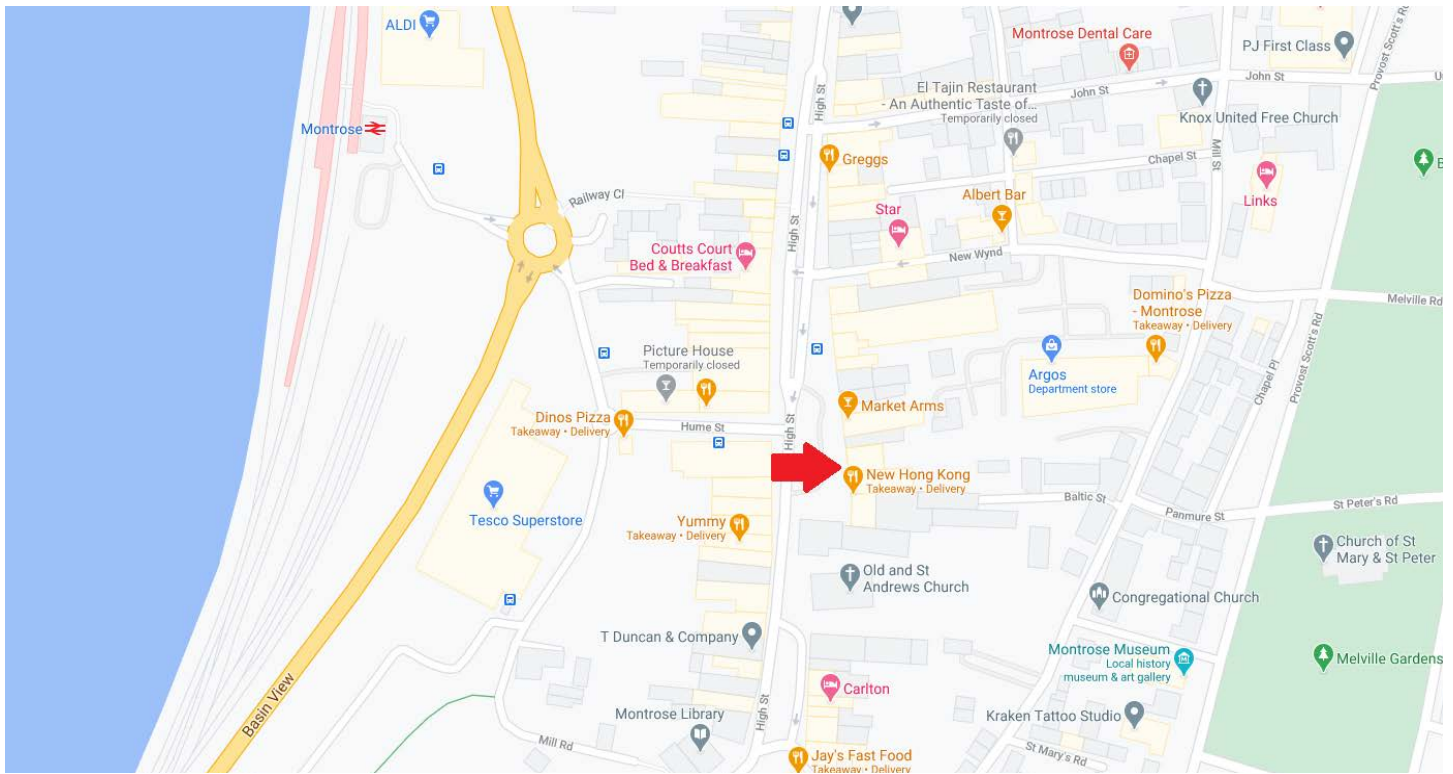
Net Internal Area: 403.52 sq m (4,343 sq ft)

- Rarely Available Entire Building
- Extensive Footprint with Large Garden to the Rear
- Potential Restaurant/Café/Hotel/Residential/Office
- Rent on Application
- Price: £195,000



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LOCATION

Situated at the mouth of the River Esk, Montrose has a population of circa 12,000 and is an important commercial centre. Its well-developed port acts as a support centre for the North Sea industry and is a bulk container shipping base.

Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east. The A90 is located close-by and the town is served by a main railway station. Adjacent to Montrose Basin, an internationally important wildlife reserve, the town is also close to several well regarded golf courses and provides a good selection of services and amenities to the surrounding area.

The property is located in a prime position within the town centre, on a section of the High Street which benefits from being set back slightly from the main road and which has a number of public on-street car parking spaces in front of the building. A mix of national and local traders occupy premises in the vicinity.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a category B Listed mid terraced, three storey and attic building of sandstone construction under a pitched and slated roof. There are single storey extensions to the rear with attractive former garden ground extending to the east, bounded by high stone walls.

Internally the ground floor comprises a former banking hall, meeting rooms, strong room and further office/storage space to the rear with an internal stair leading to a mezzanine floor providing a staff room and toilets. A separate entrance at street level provides direct access to the upper floors where there are private offices on the first and second floors, as well as additional toilet facilities and basic storage accommodation at attic level.

Many of the original features such as cornice work, ceiling roses and fireplaces have been retained whilst some offices have underfloor and/or perimeter trunking. Heating is via a gas fired boiler and wall mounted radiators.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	141.12 sq m (1,530 sq ft)
Mezzanine	11.76 sq m (127 sq ft)
1st Floor	119.67sq m (1,288 sq ft)
2nd Floor	69.63 sq m (750 sq ft)
Attic	60.34 sq m (648 sq ft)
Total	403.52 sq m (4,343 sq ft)

Total Site Area including buildings 0.38 acres

RENT

Our client is offering the property on a new full repairing and insuring lease either in whole or in part. Rent on Application

PRICE

£195,000.

VAT

Any rent/price quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows the following rateable values with effect from 1st April 2017

Ground and Mezzanine:	£20,000
1st, 2nd and Attic Floors:	£11,900

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

PLANNING

The property last operated as a bank, with office accommodation on the upper floors and therefore has Class 2 (Offices) use with permitted change to Class 1 (Shops).

The property is considered suitable for a variety of uses including leisure or food and beverage on the ground floor with residential use on the upper floors. Any change of use would require planning consent and interested parties are advised to make formal enquiries with Angus Council Planning Department.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities..

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

Contact:

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Email: kevin@jacksonsurveyors.co.uk

Or Joint Agent

TSA Property Consultants
Tel: 0141 2374324
Email: info@tsapc.co.uk

Contact

Kevin Jackson
Jackson Chartered Surveyors
Tel: 01224 900029
Mobile: 07834 521600
Email: kevin@jacksonsurveyors.co.uk

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12a Carden Place, Aberdeen, AB10 1UR

Vikinglea, Arbroath, DD11 2QR

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