

# TO LET

## RETAIL PREMISES

PRIME TOWN CENTRE  
LOCATION

SUITABLE FOR A VARIETY OF  
USES

GROUND FLOOR – 873 SQ FT

‘C’ LISTED

AMPLE ON STREET PARKING

ASKING RENT – OFFERS OVER  
£9,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS



51 HIGH STREET, MONTROSE, DD10 8LR

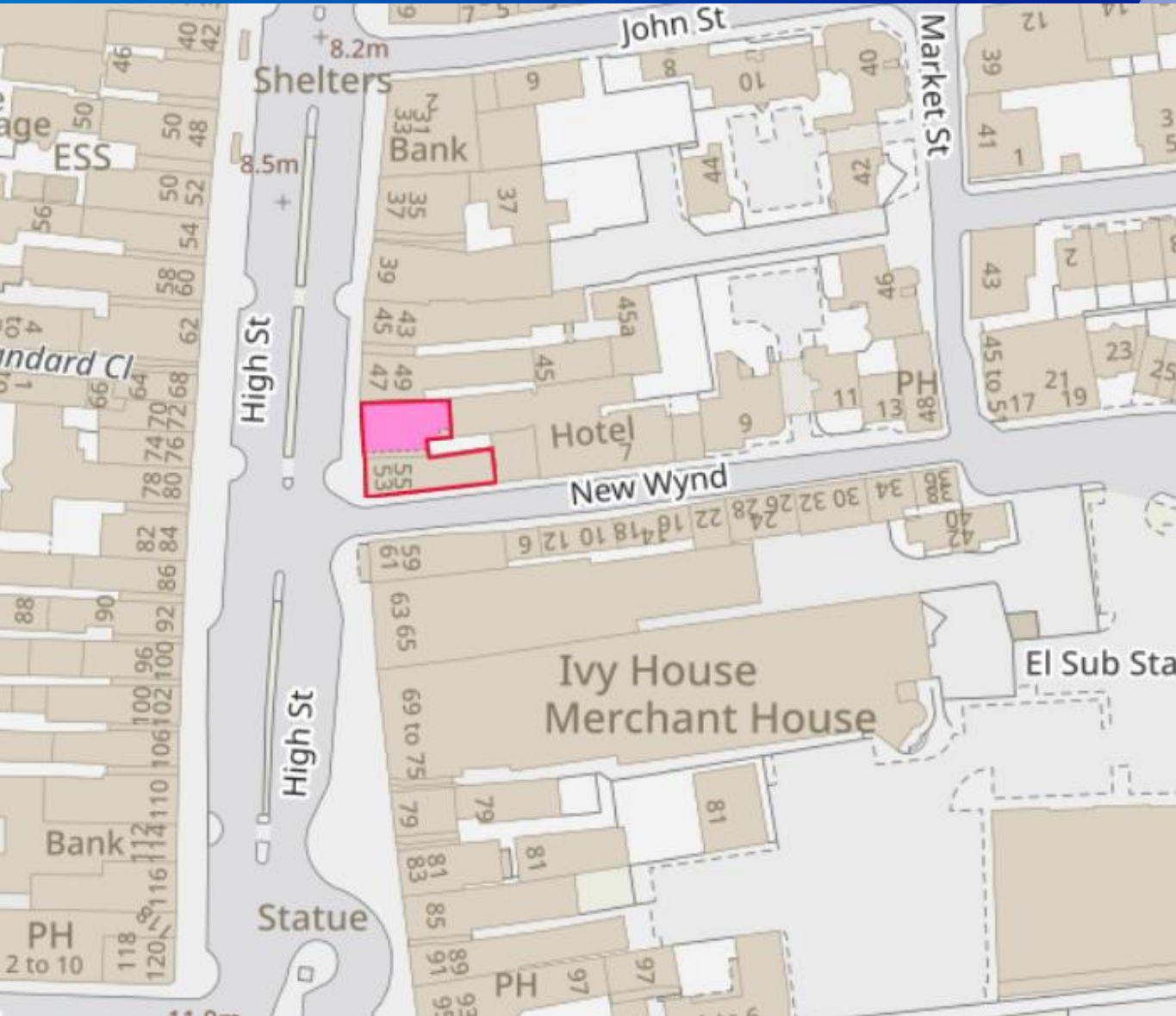
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## Location

51 HIGH STREET, MONTROSE, DD10 8LR



Montrose is located on the North East Coast of Angus approximately 40 miles from Aberdeen and 30 miles from Dundee. Montrose is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

The town sits on the A92 coastal route with linkages to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists.

Montrose Port plays an important role in the oil and gas industry and Montrose acts as a principal retail destination for the surrounding rural community.

The premises are situated on the east side of the High Street between John Street and New Wynd.

On street car parking is available close by.

## Description



FIND ON GOOGLE MAPS





# Description

51 HIGH STREET, MONTROSE, DD10 8LR



The subjects comprise a ground floor retail unit set within an attractive 3 storey plus attic C-listed building of traditional sandstone construction. The unit benefits from a double window display frontage. In addition to the main retail space, an office and WC facilities are located to the rear with storage space.

## ACCOMMODATION

|        | m <sup>2</sup> | ft <sup>2</sup> |
|--------|----------------|-----------------|
| GROUND | 81.1           | 873             |
|        |                |                 |
| TOTAL  | 81.1           | 873             |

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

Our client is seeking rental offers over £9,000 per annum on a Full Repairing and Insuring basis.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value – £12,200.

The unified business rate for 2026 / 2027 is 49.8p.

## VAT

VAT is charged on the rent.

## EPC

Rating – 'F'

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

## 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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