

# Culverwell

PROPERTY CONSULTANTS

## RETAIL PREMISES TO LET / MAY SELL 70 HIGH STREET, MONTROSE

### LOCATION

Montrose is a popular coastal town located approximately 35 miles south of Aberdeen and 30 miles north of Dundee. The resident population is around 12,500 and the town serves a wider catchment for the Angus area.

The premises occupy a prime position on the west side of High Street in the block bounded by Victoria Street to the north and Hume Street to the south. Nearby occupiers include The Factory Shop, McKays Bakers, Nickel and Dime, Lloyds Pharmacy, Burton's Menswear, Nationwide, Dorothy Perkins, Clinton Cards and Semi Chem.

### DESCRIPTION

The premises comprise a double windowed retail unit arranged over the ground floor only of a three storey stone built building under a pitched and slated roof.

### ACCOMMODATION

The main net internal area is as follows:

Ground Floor	412 sq ft	38.31 sq m
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### RATING

We are verbally advised by the Local Assessors Department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£10,800
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.426

### RENT

Offers in excess of £10,000 per annum exclusive are invited.

### LEASE TERMS

The property is available on the basis of a full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.



### PRICE

Alternatively, our client will consider offers for the benefit of the heritable interest with vacant possession.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax, Registration Dues and any VAT incurred thereon.

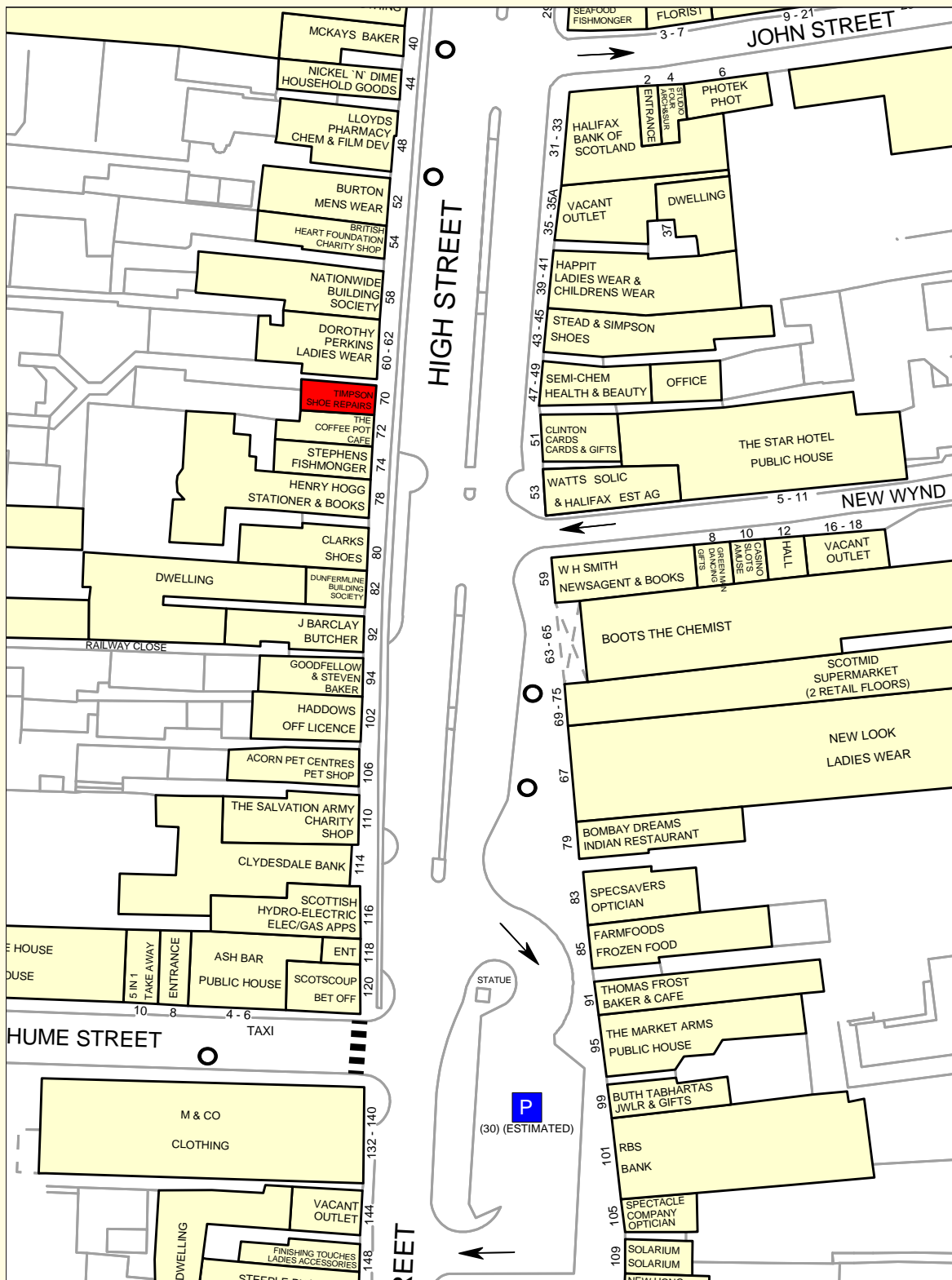
### ENTRY

By agreement and subject to vacant possession.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: David O'Shea  
Tel: 0141 248 6611  
Email: [david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)



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