



Join Us in Montrose

To Let

New Retail Units

New Wynd, Montrose

164 Controlled Car Spaces



Floor Areas & Main Dimensions

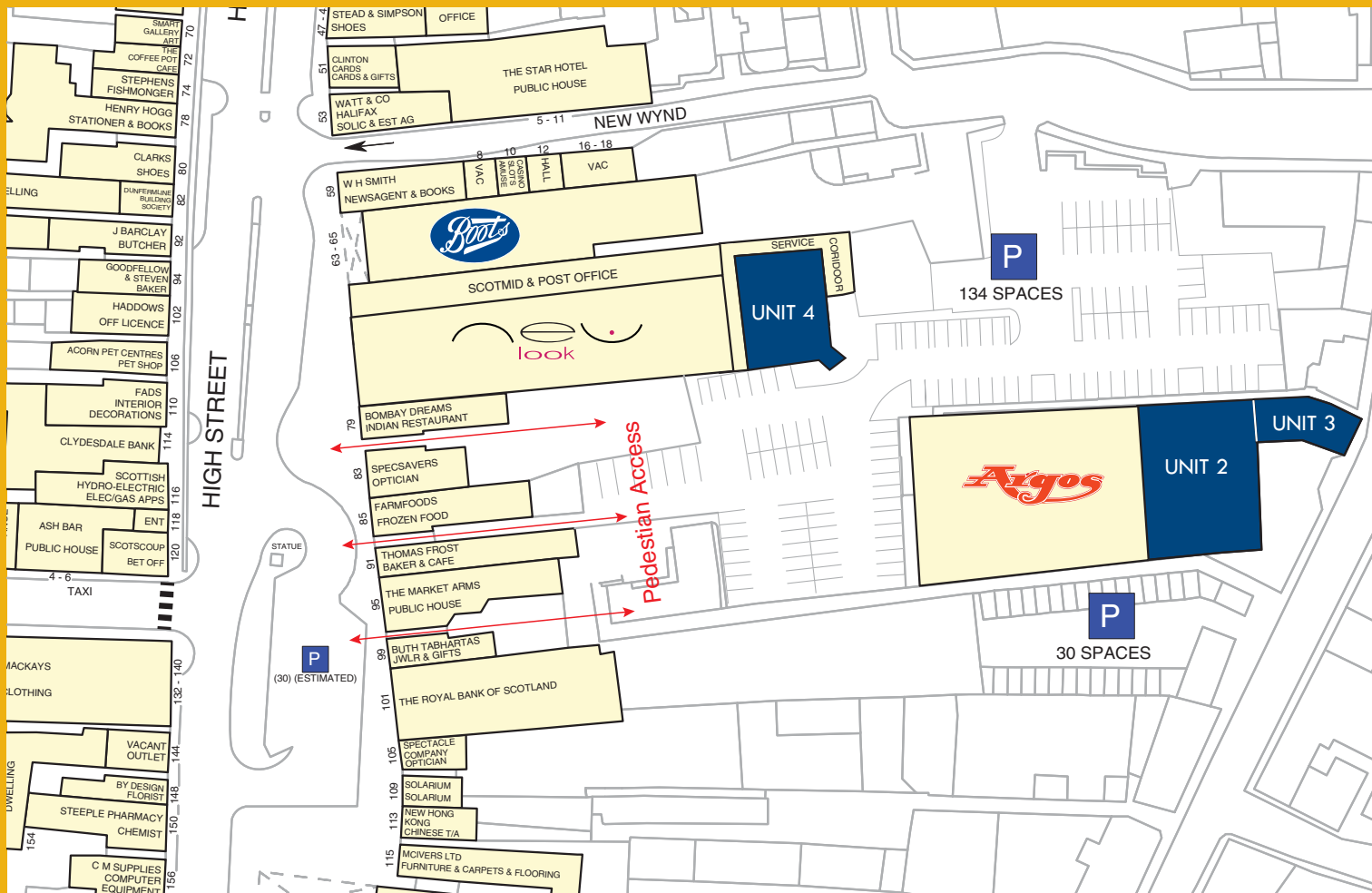
Unit 2:	430 sq.m	(4,629 sq.ft)
Gross Frontage:	19.94 m	(55' 7")
Net Frontage:	14.31 m	(46' 11")

Unit 3:	181 sq.m	(1,948 sq.ft)
Gross Frontage:	15.91 m	(52' 9")
Net Frontage:	14.12 m	(46' 4")

Unit 4:	229 sq.m	(2,465 sq.ft)
Gross Frontage:	14.50 m	(47' 7")
Net Frontage:	8.4 m	(25' 7")

Unit 5:	1,393 sq.m	(15,000 sq.ft)
First Floor	(approx)	(approx)

The approximate gross internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Fifth Edition)



Location & Description

The subjects are located in the historic market town of Montrose, which lies on the east coast of Scotland between the cities of Dundee and Aberdeen. The town has an expanding population of approximately 14,000 and benefits from the wider catchment area of Forfar and Arbroath.

The units are situated to the east of High Street in the heart of Montrose town centre. Occupiers in the immediate vicinity include Boots, WH Smith, Specsavers, Argos, New Look and Scotmid.

The development comprises two new build retail units finished to developers shell specification with excellent access to High Street. Also included is a retail unit to the rear of New Look together with 15,000 sq.ft at first floor level accessed separately. The development benefits from 164 controlled car parking spaces.

Rateable Value

The subjects will require to be reassessed for rating purposes. An estimate of rateable value and rates payable can be provided to interest parties.

Lease Terms

The units are available to let on a full repairing and insuring terms for a minimum duration of 15 years, incorporating upward only rent reviews at five yearly intervals.

Rent

Unit 2:	£55,000 per annum
Unit 3:	£27,500 per annum
Unit 4:	£30,000 per annum
Unit 5:	£30,000 per annum

VAT

Any rent quoted is exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs together with any SDLT, registration dues, etc.

Entry

Entry is available upon conclusion of all legalities.

Viewing

Viewing is strictly by arrangement with the joint letting agents to whom all offers should be submitted in Scottish Legal Form.

For further information please contact:

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