

FOR SALE/MAY LET

Former Children's Indoor Play Area

George Street, Montrose, DD10 8EW



- Fully Equipped Children's Play Area
- Prominent Location
- Opportunity for Expansion
- Freehold Property Available
- 5,530 Sq. Ft. (or thereby)

VIEWING & FURTHER INFORMATION:

Ronald Dalley
ronald.dalley@shepherd.co.uk

Gavin Russell
g.russell@shepherd.co.uk

T: 01382 200454
F: 01382 878009

www.shepherd.co.uk

LOCATION

Montrose, with a population of some 13,250 (Angus Council) is one of the principal towns within the district of Angus. It is positioned on the north east coast of Scotland approximately 48 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen.

The town sits on the main East Coast National Rail Network, linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and A935.

Montrose is an important service and employment centre for the north east of Angus and as well as being an attractive place to live, it is a popular destination for visitors, tourists and businesses.

The subjects are located on George Street facing a busy thoroughfare, with good passing traffic and footfall.

Parking is readily available on George Street and the surrounding locale.

DESCRIPTION

Excellent opportunity to acquire a fully fitted Children's Play Area offering a range of attractions and indoor activities.

The subjects are contained within a former church of traditional sandstone construction, large windows, and a timber pitched roof overlaid in slate.

Internally there is an entrance vestibule and small office, with large timber doors leading into a spacious open plan area fully refurbished as a bright and colourful children's play area including two-tiered climbing frames, slides, party room, sensory room and a large dining area for over 40 covers.

To the rear there are two offices, storage, commercial kitchen and WC facilities.

On street parking is available to the front of the subjects and at a number of public car parks in the vicinity. Neighbouring occupiers include The George Hotel, Sharky's bar and diner and George Street Barbers.

The property is being sold with an extensive range of equipment, enabling the purchaser to trade immediately.



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AREA

We calculate the subjects extend to approximately 513.8 Sq.M. (5,530 Sq.Ft.) on a Gross Internal Area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £17,500.

The Unified Business Rate for the financial year 2018/2019 is 48 pence exclusive of water and sewerage.

The subjects qualify for relief under the small business bonus scheme. (up to 25% reduction on properties with a rateable from £15,000 to £18,000). Please contact us for further details.

The rateable value is currently under appeal.

PROPOSAL

Offers in the region of £225,000 are invited for our client's heritable interest and fitout.

Our client may also consider leasing the property, with the terms of the lease being negotiable. Please contact to discuss further.

ENERGY PERFORMANCE CERTIFICATE



Full details available on request.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT.

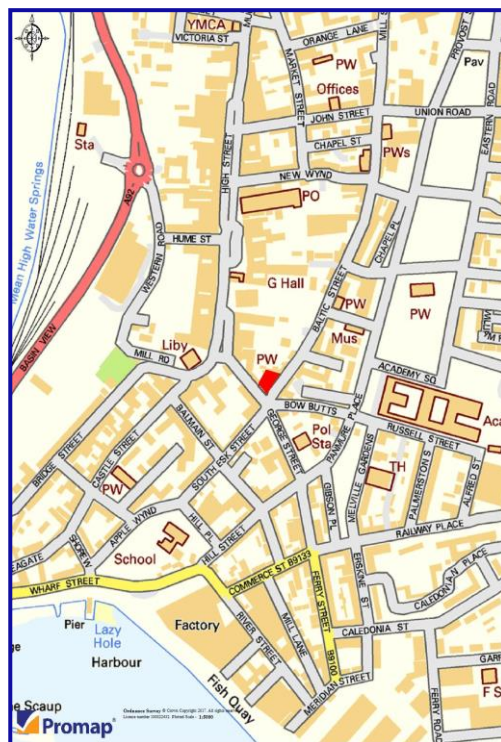
LEGAL FEES

Both parties shall be responsible for their own legal costs with the ingoing purchaser/ tenant assuming responsibility for any LBTT and registration dues.

PLANNING

We are advised the premises currently benefits from Class 11 (Assembly and Leisure) consent.

All interested parties should make their own inquiries with regard to Angus Council Planning Department to satisfy themselves with regard to the current planning position.



MONEY LAUNDERING

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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

T 01382 200454
F 01382 878009

E Ronald Dalley – ronald.dalley@shepherd.co.uk
Gavin Russell – g.russell@shepherd.co.uk

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