

TO LET

SECOND FLOOR OFFICES

**ROYAL MAIL SORTING OFFICE
23 BRIDGE STREET, MONTROSE, DD10 8AA**



LOCATION

Montrose, with a population of some 13,250 (source: Angus Council) is one the principal towns within the district of Angus. It is positioned on the north east coast of Scotland approximately 48 Kilometres (30 miles) north of Dundee and 61 kilometres (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 prominently located on Bridge Street, one of the main access routes linking the town centre with the A92 trunk road.

DESCRIPTION

The Royal Mail sorting office occupies an imposing B listed three storey building of stone construction with pitched slate roof over incorporating window projections.

The accommodation being offered for let is located on the second floor and is accessed via a timber pedestrian door to the northern end of the building leading to a stone staircase.

Internally, the subjects will require some modernisation.



- SECOND FLOOR OFFICES
- NET INTERNAL AREA
121.05 SQ.M (1303 SQ.FT)
- £5,000 PER ANNUM
- GENEROUS INCENTIVES
AVAILABLE

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J&E Shepherd
Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

Telephone: 01382 878005
Fax: 01382 878009

www.shepherd.co.uk



ACCOMMODATION

By our calculations the subjects provide the following accommodation and approximate floor areas:

Floor	Accommodation	Area	
		sq m	sq ft
Second	Offices, storage, toilet	121.05	1,303

All areas have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

RATEABLE VALUE

The subjects currently form part of the larger Royal Mail sorting offices and would require to be re-assessed for rating prior to letting.

The Unified Business Rate for the financial year 2009/2010 is 48.1 pence exclusive of water and sewerage.

TERMS

Our client is seeking to enter into a full repairing and insuring lease for a number of years to be negotiated.

Offers in the region of £5,000 per annum will be considered.

Generous incentives are available.

ENERGY PERFORMANCE RATING

The property has a current Energy Performance Rating of "E".



Further information and a recommendation report is available to seriously interested parties on request.

LEGAL COSTS

The incoming tenant will be responsible for the client's reasonably incurred legal costs, SDLT and Registration Dues, etc, in the normal manner.

VAT

Prices are quoted exclusive of VAT (if applicable).

VIEWING

Strictly by appointment with the sole letting agent:

Gavin Russell BSc (Hons)
g.russell@shepherd.co.uk

J & E Shepherd
13 Albert Square
Dundee
DD1 1XA

Tel: (01382) 878005
Fax: (01382) 878009

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