

**Guide Price:** Seeking offers  
over £200,000 with a closing  
date to be called

# For Sale

101 High Street, Montrose, DD10 8QT



## Location

The subjects are located in Montrose, Angus, which lies 38 miles north of Dundee and 41 miles south of Aberdeen. Nearby large towns include Arbroath, 13 miles to the south and Forfar, 18 miles to the west. The town is accessible via the A92. Montrose has a resident population of circa 11,000 making it the third largest town in Angus, after Arbroath and Forfar. Montrose has its own rail station that serves the town and is situated on the Edinburgh to Aberdeen Line taking approximately 2 hours to Edinburgh and 40 minutes to Aberdeen.

The subjects are situated on the High Street, on the prime retail pitch. There is an area for public car parking to the front of the Branch and adjacent buildings.

The High Street comprises a mix of commercial properties with residential accommodation on the upper floors. Many national operators have a presence on the High Street, including Clydesdale Bank, Boots, New Look, Scotmid and WHSmith.

## Description

Listed, traditional sandstone building arranged over ground, mezzanine, first, second and attic floors with a pitched slate roof. Externally, the property is very attractive and retains a number of ornate period details.

The ground floor is arranged to provide an open plan banking hall and open plan office space to the rear together with meeting rooms. To the rear of the banking hall there is a strong room and further storage space in addition to a mezzanine floor providing a staff room and male and female WCs.

The ground floor comprises a specification of plastered and papered walls and suspended ceiling with recessed lighting.

Heating is provided via wall mounted gas radiators.

There is a separate entrance with stairs to the upper floors on the right hand side of the front elevation. The first and second floors provide cellular office accommodation with many original period features retained. There is an attic which is unfurnished and provides basic accommodation.

There is a substantial garden area lies to the rear of the property.

### Accommodation

The Net Internal Area of the unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Floor	SQ M	SQ FT
Ground	142.12	1530
Mezzanine	11.76	127
First	119.67	1288
Second	69.63	750
Attic	60.34	650
Total	403.52	4345

### Guide Price & Tenure

**Offers over £200,000** are sought for our client's heritable interest in the site.

A closing date for the property will be announced in due course.

### Planning

The property has been operating as a bank, therefore we understand has Class 2 Planning Use, providing permitted change to Class 1 (Shops). Interested parties should make their own enquiries to the appropriate planning authority.

### Rates

We understand that the property is assessed as follows:

#### Ground & First Floor (101 High Street)

**Rateable Value:** £20,000

**UBR (2019/20):** 49p

**Rates Payable:** c. £9,800

#### First, Second & Attic Floors (103 High Street)

**Rateable Value:** £11,900

**UBR (2019/20):** 49p

**Rates Payable:** c. £5,831

### Legal Costs

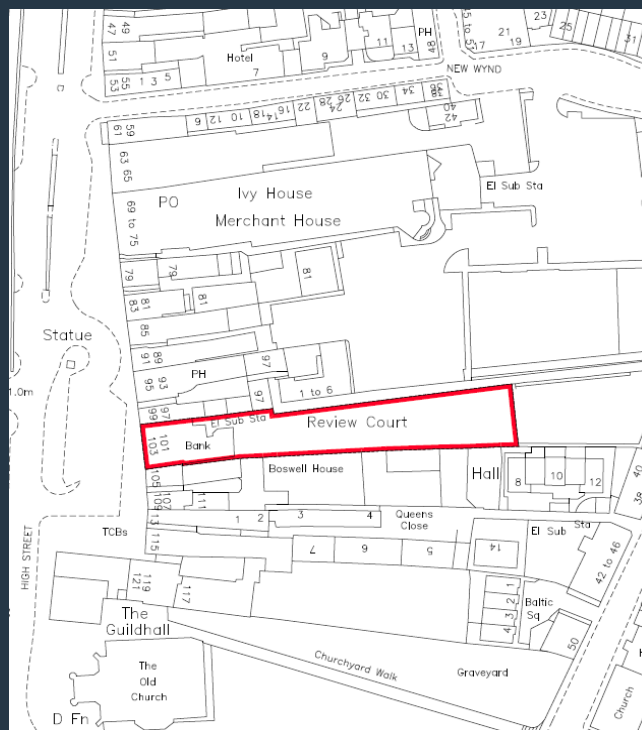
Each party will bear their own legal costs involved in this transaction.

### EPC

The subjects have an EPC rating of F, with a score of 96. A full EPC certificate can be available on request.

### VAT

We understand the property is not elected for VAT therefore no VAT will be applicable on the purchase price.



### Avison Young

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