



59 JOHN STREET, MONTROSE, DD10 8LZ

- SUBSTANTIAL LISTED FORMER CHURCH BUILDING
- MOST RECENTLY UTILISED AS CHILDREN'S NURSERY
- MAY SUIT A VARIETY OF COMMERCIAL USES
- PREMISES IS AVAILAVLE TO LET / MAY SELL
- ALL ENQUIRIES INVITED





LOCATION

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus. The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose is an important service and employment centre for the northeast of Angus. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is an attractive place to live as well as a popular destination for visitors, tourists and businesses.

The subjects are located on the north side of John Street, immediately to the west of its junction with Mill Street, approximately 150 metres to the east of Montrose High Street. The immediate area is mixed use in nature incorporating private dwellings, The Park Hotel and several commercial premises.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial detached building dating from 1829 and originally constructed as a church. The property is of traditional construction incorporating stone walls, pitched slate roof and a combination of concrete and suspended timber floors. Windows throughout are single glazed and timber framed.

The main (southern facing) elevation is relatively ornate and includes 4 substantial columns and roof dome.

Internally the main building has been renovated to provide Children's Nursery Accommodation with various partition walls and a first floor level added. Accommodation at first floor is

limited to the perimeter of the property with a central void section closed off.

WC facilities are extensive throughout and include DDA compliant suites.

Whilst the premises are currently fitted out as a children's nursery they would suit a variety of commercial uses, subject to the appropriate planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

Ground Floor — 513.47 sq. m. / 5,527 sq. ft.
 First Floor — 275.64 sq. m. / 2,967 sq. ft.
 TOTAL — 789.11 sq. m. / 8,494 sq. ft.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with separate entries for the ground and first floor, totalling to provide a rateable value of £34,100. The unified business rate for the year 2020/2021 is 49.8p exclusive of water and sewerage rates.

LEASE TERMS

The subjects are available on flexible lease terms, subject to availability and lease negotiations.

The subjects may also be available to purchase.

Further details on lease / sale terms and space available are available from the sole letting agents Graham + Sibbald Chartered Surveyors.



EPC RATING

Available on request

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.



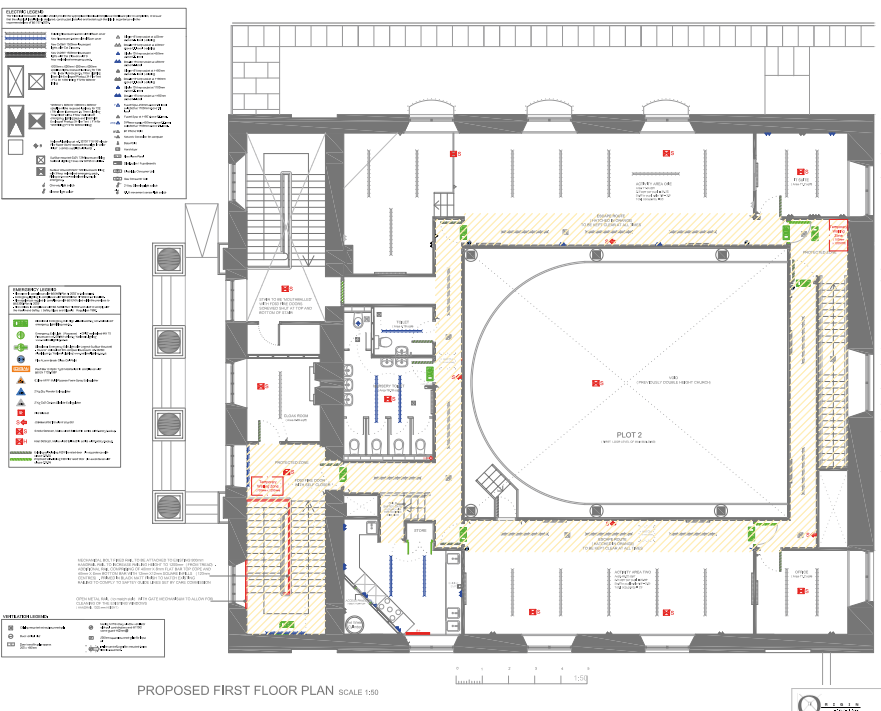
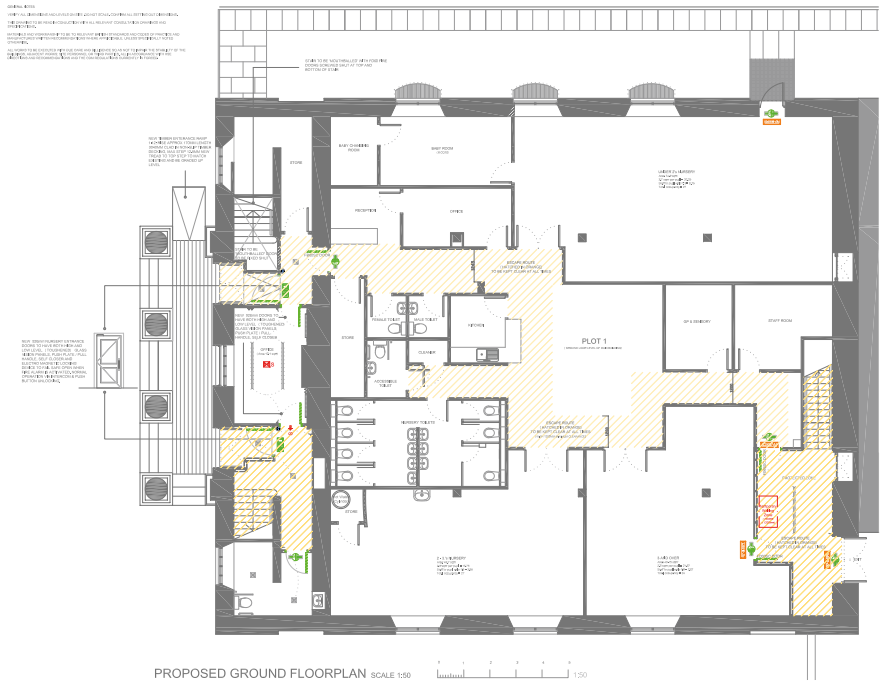
To arrange a viewing please contact:



Grant Robertson
Associate
grant.robertson@g-s.co.uk
01382 200064



Euan Roger
Graduate Surveyor
euan.Roger@g-s.co.uk
01382 200 064



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6. Date of Publication: August 2020