

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**36-38 High Street, Montrose, Scotland DD10 8JL**



- Ground Floor Town Centre Retail Unit
- Excellent Location Fronting High Street
- 2,742 sq ft Sales Area with 6,200 sq ft of Ancillary Space
- Potential for a Variety of Uses (Subject to Planning)
- Rent - £36,500 Per Annum
- To Let on a New Lease

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## LOCATION

The premises are situated in a prime location fronting High Street in Montrose Town Centre. Occupiers in the immediate vicinity include Subway, William Hill and Card Factory.

The unit benefits from excellent access to Montrose Train Station, just 0.3 miles away as well as Bridge Street (A92) which links to the wider road network.

## DESCRIPTION

The shop provides a generous ground floor mid terrace retail unit with mainly open plan sales areas, along with rear storage, staff room and WC facilities.

The premises have most recently been used as a clothes shop but could be reconfigured to suit a variety of different uses, subject to planning.

## ACCOMMODATION (Approx net internal areas)

Sales Area	2,742 sq ft	254.70 sq m
Rear	6,200 sq ft	576.03 sq m
<b>Total</b>	<b>8,942 sq ft</b>	<b>830.73 sq m</b>

## PLANNING

The premises benefit from use class 1A planning consent. This allows the premises to be used for retail, estate agency, financial and professional, office use, and clinics, health centre uses, without the need for a change of use. Other uses may be considered subject to planning.

## RATES

The premises are currently rated as follows:

Shop & Premises – RV £27,500

## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC of 25 B. A full EPC is available on request.

## RENT

Rental offers at **£36,500 per annum** are invited. We understand that VAT will be payable.

## LEASE

The premises are offered on a new lease on terms to be agreed.

## RENT DEPOSIT

A rent deposit will be required as a bond over the term of the lease.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

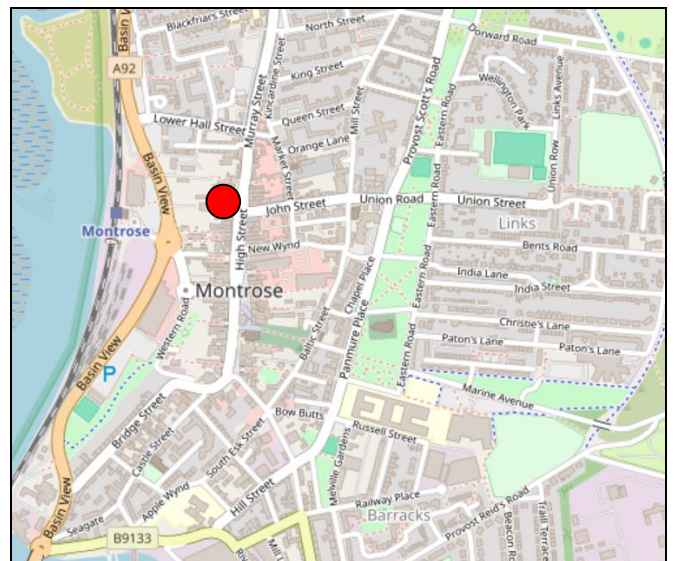
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

**Tom Shelton – Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



SUBJECT TO CONTRACT & AVAILABILITY

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