

ONLINE AUCTION

- > AUCTION DATE:
30TH MARCH 2021 AT 2.30PM
- > GROUND FLOOR RETAIL
- > EXTENDS TO 873 FT²
- > PRIME TOWN CENTRE LOCATION
- > SUITABLE FOR A VARIETY OF USES
- > 'C' LISTED
- > GUIDE PRICE: £80,000

FOR SALE

51 HIGH STREET, MONTROSE, DD10 8LR

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LOCATION

Montrose is located on the North East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

The town sits on the A92 coastal route with linkages to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists

DESCRIPTION

Attractive ground floor double fronted retail unit forming part of a typical town centre tenement with commercial premises at ground levels and residential flats at upper levels.

FLOOR AREA

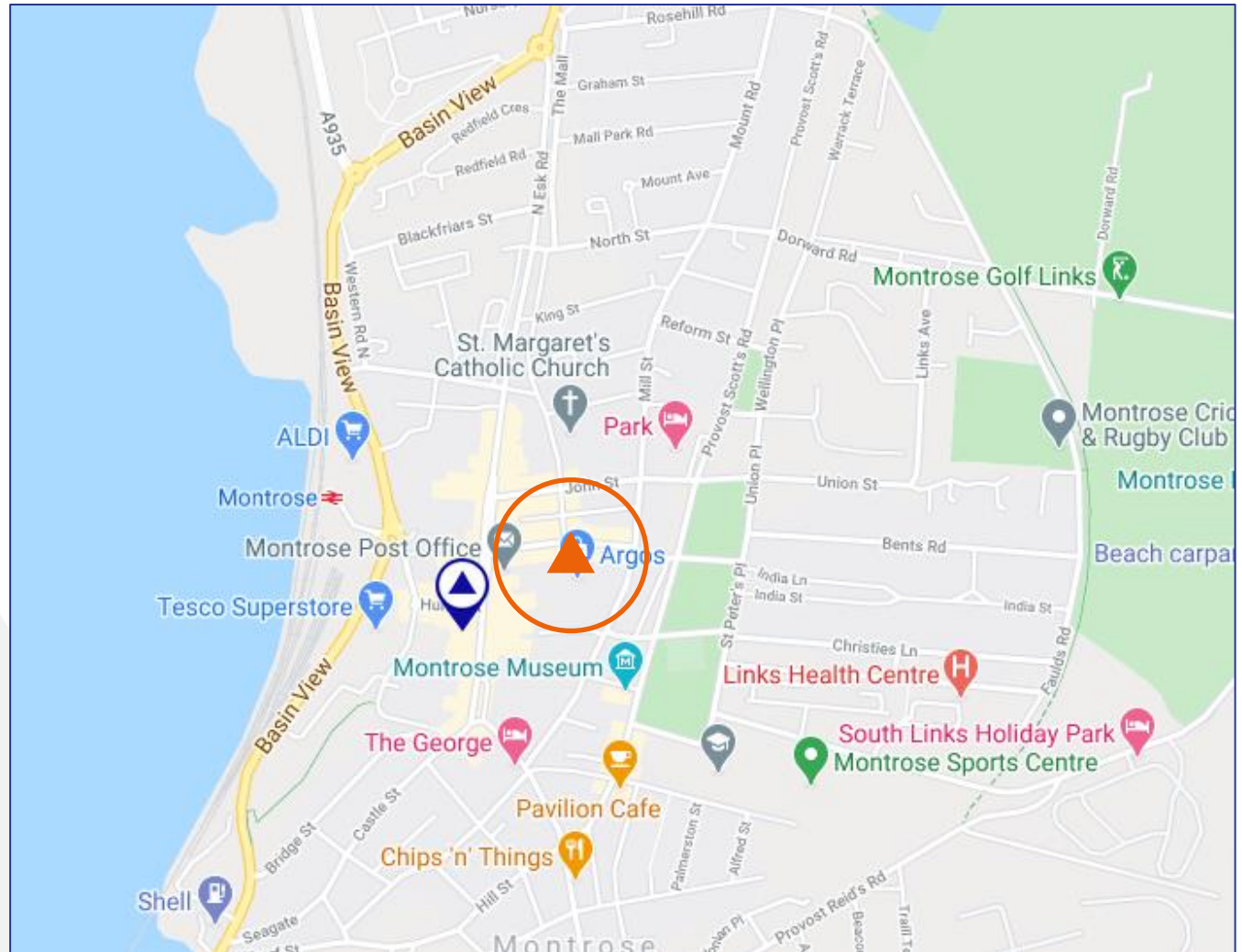
The Gross Internal Area extends to approximately 81.1 sq m 873 (q ft).

BUSINESS RATES

Rateable Value: £17,300

PLANNING

The property benefits from Class 1 consent, however, subject to planning, could lend itself to other commercial uses.



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AUCTION DATE

The auction will be held on 30th March 2021 at 2.30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

LEGAL PACK

The legal pack is available to view online.

TENURE

Heritable (Scottish equivalent of Freehold).

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

The guide price is £80,000.

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL COSTS

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT incurred thereon.

VAT

The property has not been elected for VAT. Therefore VAT will not be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of F. Further details are available on request.

CONTACT DETAILS**Head of Property Auctions**

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

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Scott Robertson, s.robertson@shepherd.co.uk | Barry Dunlop, b.dunlop@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **FEBRUARY 2021**



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