



SUBSTANTIAL CORNER COMMERCIAL PROPERTY WITH PARKING

Black Abbot, Coronation Way, Montrose, DD10 9DW

- Located In Densely Populated Area
- Mixture of Residential and Commercial
- Full Kitchen Facility
- External Seating Area
- Rent: o/o £20,000p.a.x
- Sale: o/o £150,000

LOCATION

The property is situated on the west side of Coronation Way at its junction with Newgate Road, in the town of Montrose.

Montrose has a population of circa 12,000 and is an important commercial centre. Its well-developed port acts as a support centre for the North Sea oil industry and is a bulk container shipping base.

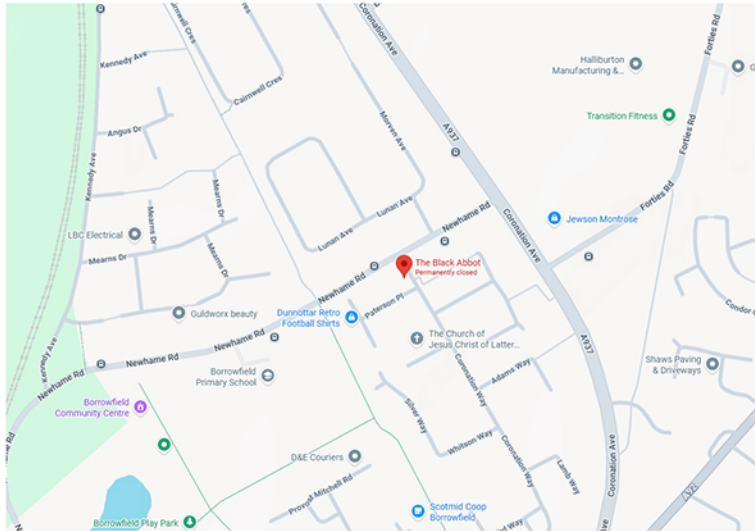
Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east. The A90 is located close-by and the town is served by a mainline railway station. Adjacent to Montrose Basin, an internationally important wildlife reserve, the town is also close to several well regarded golf courses and provides a good selection of services and amenities to the surrounding area.

PROPERTY

The property comprises a traditionally built detached single storey public house premises with rendered elevations having pitched and tiled roofs and occupying a prominent corner plot.

Internally the property provides a main public bar and separate function room/lounge, connected internally and both having separate external access. The property offers ancillary customer toilets, commercial kitchen, cellar and storage.

The property also benefits from an external beer garden/terrace with smokers' shelter and parking area to the rear for 6/8 cars



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NAV/RV
£12,900

RENT
The property is available upon a new full repairing and insuring head lease for a negotiable term for o/o £20,000p.a.

SALE
The property is available on a freehold basis for o/o £150,000

V.A.T.
Figures quoted exclusive of V.A.T.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
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