



FOR SALE BY ONLINE AUCTION

**AUCTION DATE:
THURSDAY 18TH
JUNE 2026**

**FORMER BANK COMPRISING
GROUND FLOOR AND
BASEMENT**

CATEGORY 'B' LISTED

NIA: 239.78 SQ M (2,581 SQ FT)

**4 CAR PARKING SPACES TO
THE REAR**

**GUIDE PRICE :
£110,000**



VIDEO TOUR



WHAT 3 WORDS

31 – 33 HIGH STREET, MONTROSE, DD10 8LR

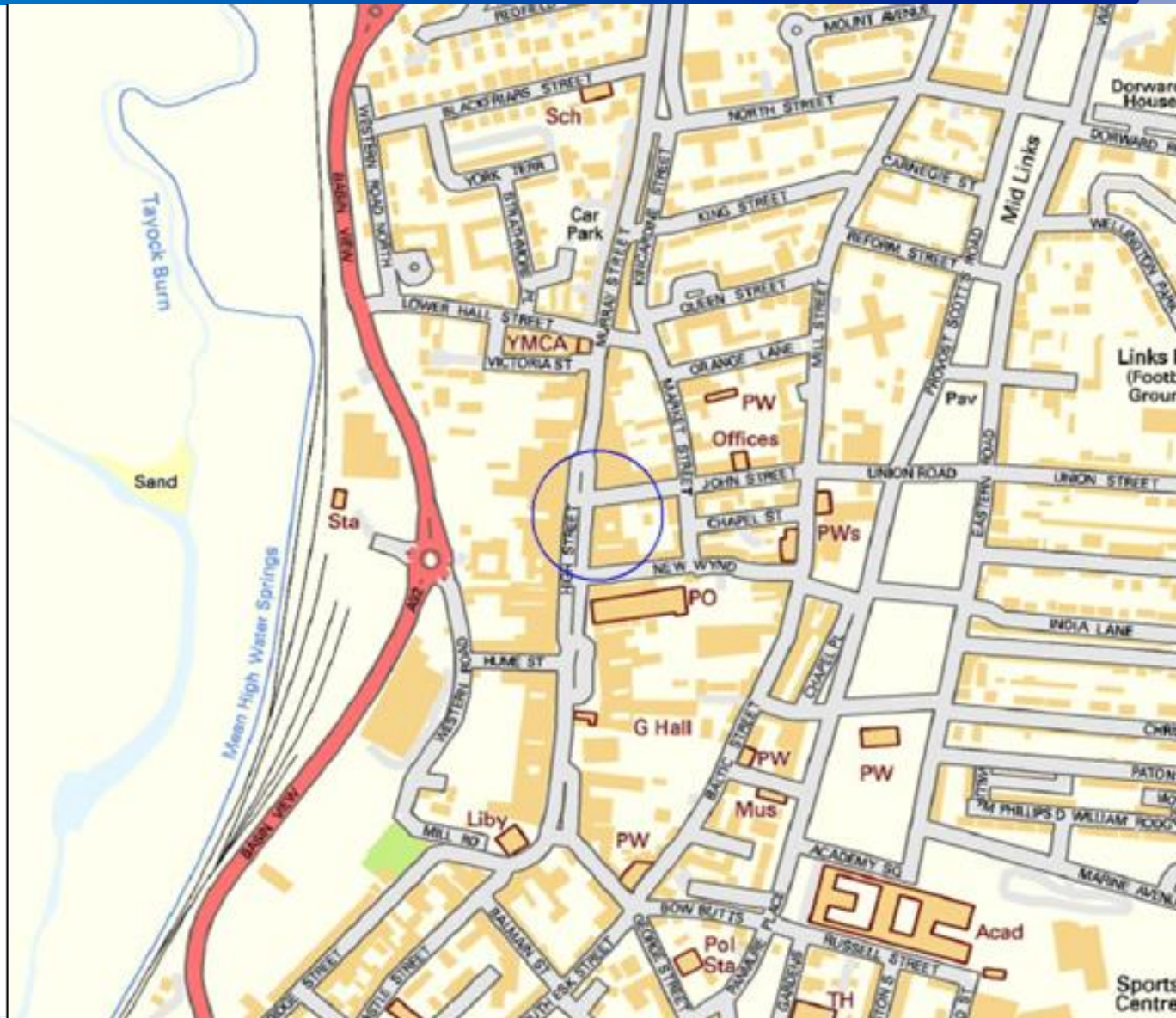
CONTACT: s.robertson@shepherd.co.uk | 07880502651 | shepherd.co.uk





Location

31 – 33 HIGH STREET, MONTROSE, DD10 8LR



Montrose is one of the principal towns within the Local Authority District of Angus with a population of some 13,250 persons (source: Angus Council) and is positioned on the North East Coast of Scotland approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen.

The town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935.

Montrose is an important service and employment centre for North East Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

Key industries include Montrose Port and GlaxoSmithKline which play an important role in the Angus economy.

The subject property is located at the heart of the town centre at the corner of High Street and John Street in a prime retail location. There is a limited level of parking on High Street however there are a number of free of charge Local Authority car parks around the town centre ensuring adequate parking provisions for shoppers and visitors.

Surrounding properties are of a similar nature with retail type operators at ground level and offices and residential flats at upper levels.

Surrounding occupiers include Greggs, Savers, Semi Chem, Boots and WH Smith.



FIND ON GOOGLE MAPS



Floor Plans

31 – 33 HIGH STREET, MONTROSE, DD10 8LR



SHEPHERD
COMMERCIAL

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Description

31 – 33 HIGH STREET, MONTROSE, DD10 8LR



The subjects comprise a former retail bank premises occupying the ground and basement floors of a corner Category 'B' Listed 3 storey terraced tenement building dating from 1830.

For the avoidance of doubt the upper floors are not included and the property we are selling relates solely to the ground and basement floors.

CAR PARKING

We understand the car park to the rear is shared with the owners of the upper floors and the subjects have rights to 4 car parking spaces.

ACCOMMODATION

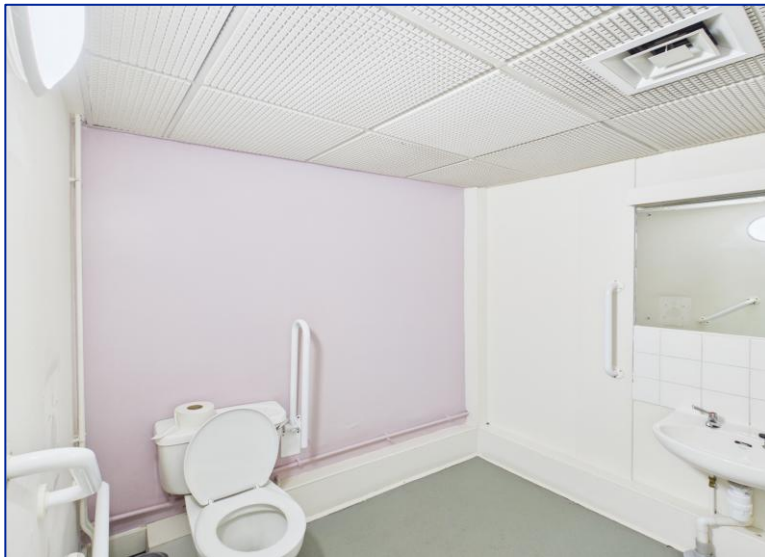
	m ²	ft ²
Ground	210.89	2,270
Basement (restricted head room)	28.89	311
Total	239.78	2,581

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Photographs

31 – 33 HIGH STREET, MONTROSE, DD10 8LR





Auction Date

The auction will be held on Thursday 18th June 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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 property has a guide price of £110,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 1.5% plus VAT subject to a minimum of £1,500 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of 'E'

A copy of the EPC is available upon request.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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