

TO LET
RETAIL

 **GRAHAM
SIBBALD**



**2 High Street
Montrose, DD10 8JL**

- Ground + Basement Retail Unit
- Prominent Town Centre Location
- Large Glazed Return Frontage
- Suitable for a Variety of Uses — subject to consents
- Ample On Street Parking
- Extends to 145.64 SQ.M. / 1,568 SQ.FT.

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's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is a popular destination for visitors, tourists and businesses.

More precisely, the subjects are located at the north end of High Street and close to Murray Street in the heart of the prime retail pitch of the town and surrounding occupiers include local and national traders. The subjects benefit from a highly visible and prominent position facing directly south down High Street.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground and basement floor retail unit within a 3 storey plus attic and basement end terraced building. The ground floor comprises an open plan retail space which benefits from a large double display return frontage with recessed entrance doors.

The basement comprises storage space primarily with access to the basement via a solid stair towards the rear of the subjects. WC and kitchenette facilities are located externally at the rear of the subjects.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

UNIT	SIZE (SQ.M)	SIZE (SQ.FT)
Ground	73.29	1,288
First	72.35	1,250
Total	145.64	1,568





RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,500.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let for a term to be negotiated. Rental offers in the region of £14,000 per annum are invited.

VIEWING

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

To arrange a viewing please contact:



GARTH DAVISON
Director

garth.davison@g-s.co.uk
07809 490 581



CHARLES CLARK
Commercial Property Agent

charles.clark@g-s.co.uk
07423 693 461

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.