FOR SALE

INVESTMENT MIXED COMMERCIAL + RESIDENTIAL

GRAHAM SIBBALD

Wayside, Main Road
St Cyrus, Montrose
DD10 0BA

- Investment Opportunity
- Passing Rent: £15,000 per annum (Commercial)
- Lease Expiring May 2034 (Subject to Break Option)
- Offers Over £195,000
- NIY on Commercial Unit - 11.33%
- Value Add Opportunity on Letting Residential
- Site Extends to 0.13 Acres

LOCATION

St Cyrus is a small coastal village in Aberdeenshire with a population of around 1,500. Situated approximately 33 miles south of Aberdeen and 39 miles north of Dundee, it is a settlement in the Kincardine & Mearns area. The village is accessible to Scotland's principal cities by road as it sits on the A92 and the closest railway station is either in Laurencekirk (7 miles north west) or Montrose (7 miles south) on the Aberdeen to Edinburgh/Glasgow railway line.

The subjects themselves are located on the north side of Main Road, between the junctions of Mercury Loan and Mercury Terrace.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor retail unit within a single storey building of brick block construction held under a pitched roof. Access is gained via a timber framed single glazed entrance door.

Internally, the subjects comprise a main retail area with storage, WC and kitchenette facilities towards the rear. The property is currently occupied and fitted out as a convenience store.

The subjects also comprise an adjoining 2 bedroom residential dwelling that is single storey held under a pitched roof. The property is currently vacant.

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 Gross Internal Areas:

Floor	Size (SQ.M.)	Size (SQ.FT.)
Retail	95.72	1,030
Residential	70.00	753
Total	165.72	1,784

TENANCY SCHEDULE

Rent	Tenant	Lease Start	Tenant Break Option	Lease Expiry
£15,000 pa	Alliance Property Holdings Limited	21 May 2024	21 May 2029	20 May 2034

All lease information available upon request to genuinely interested parties.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £6,700.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

Offers over £195,000 are invited for the Heritable Title, subject to the lease agreement in place.

A purchase at this level represents a NIY of 11.33% for the retail unit.

The subjects may be available in part or whole. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:

GARTH DAVISON
Senior Director
garth.davison@g-s.co.uk
07809 490 581

CHARLES CLARK
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: July 2026

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.