INVESTMENT FOR SALE

TSA Property Consultants

Unit 1, New Wynd, Montrose, DD10 8AD

Town Centre Argos Investment

- Substantial Property
- Single Storey
- Modern Development
- 12,593sq ft
- Let to Argos on New 5 year extension
- Passing Rent: £90,000p.a.x.
- Price: On Request

LOCATION
The property is situated on the south side of New Wynd, between its junction with Baltic Street and Market Street within the town centre 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. Neighbouring occupiers include Energie Fitness, Domino's Pizza, Nemetona, Boots and Scotmid.

PROPERTY
The property comprises a substantial single storey retail unit of modern construction surmounted by a pitched roof overlaid in concrete tile. The property benefits from a prominent frontage facing onto a shared car park within the town centre of Montrose. The property offers multiple display windows offering return frontage and access gained via dual double doors of aluminium framed and glazed construction.

Internally, the property is fitted out in accordance with the former tenants corporate specifications, floors have been overlaid in laminated timber in the customer area, the property offers a larger open plan sales area at ground floor with L.E.D and halogen spot lighting. Partitions have been erected to the rear to form store room, w.c and access to a rear loading area. The loading area is shared with the neighbouring occupiers, and is accessed via Baltic Street.

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NAV/RV
£90,600

AREA
The property has been calculated to extend to the following internal area;

Ground: 1,170sqm (12,593sq ft)

LEASE SUMMARY
The property is held on a full repairing and insuring head lease to Argos on a new 5 year lease extension with no breaks at a passing rent of £90,000p.a.x.

SALE
Offers are invited for our clients freehold interest

V.A.T.
Our client has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request..

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

VIEWING
Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

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Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.