FOR SALE BY ONLINE AUCTION

AUCTION DATE: 20th AUGUST 2026

RETAIL PREMISES

PROMINENT HIGH STREET LOCATION

ON STREET PARKING

100% RATES RELIEF AVAILABLE

NIA: 37.07 SQ M. (399 SQ FT.)

Guide Price : £45,000 plus VAT

VIDEO TOUR

WHAT 3 WORDS

144 HIGH STREET, MONTROSE, DD10 8JB

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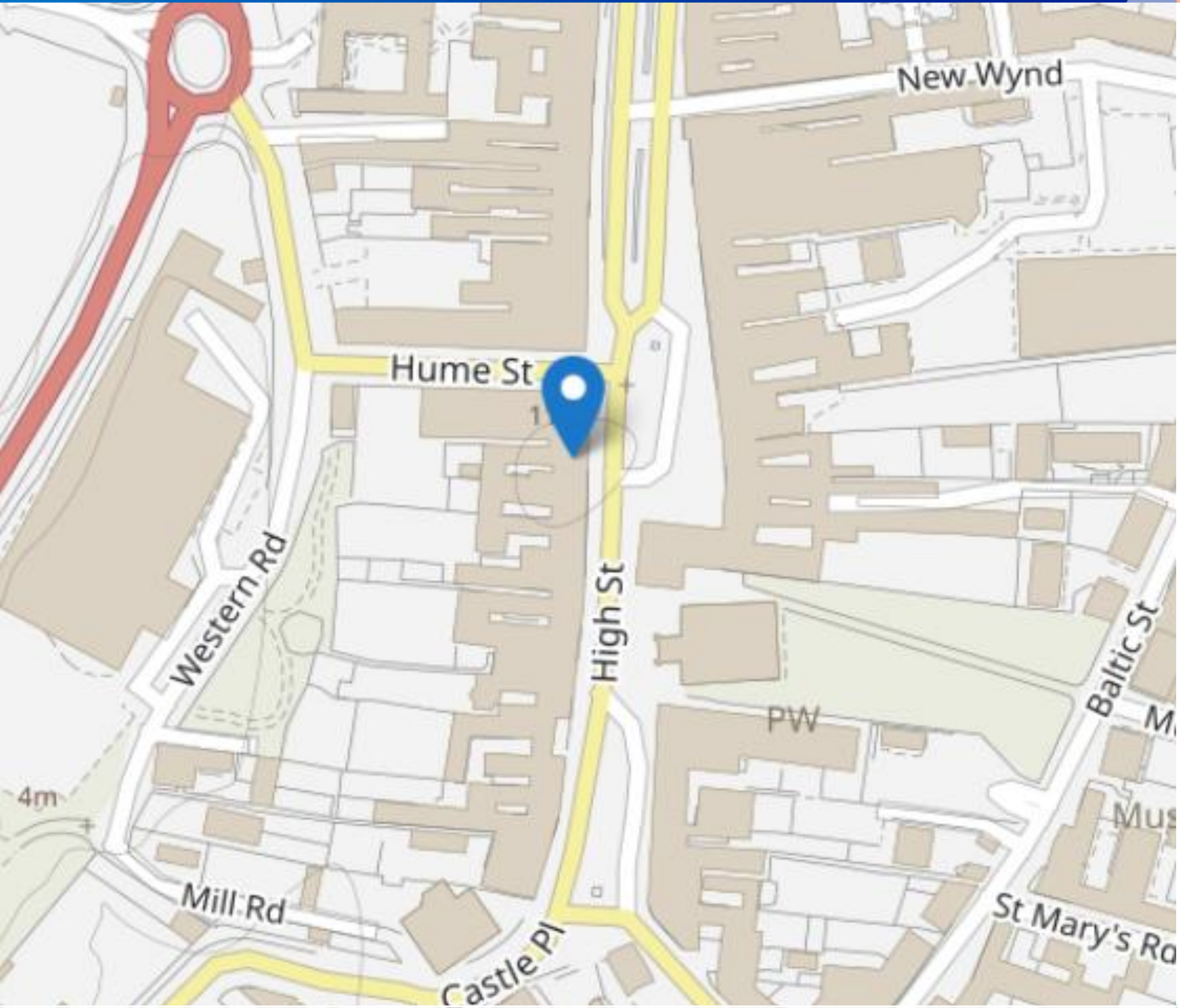
SHEPHERD PROPERTY AUCTIONS

Location



FIND ON GOOGLE MAPS

LOCATION

Montrose is located on the North-East Coast of Angus and is an important service and employment centre for North Angus and the southern parts of Aberdeenshire.

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 town sits on the A92 coastal route with links to the A90 trunk road network and is served by the East Coast Railway Line which runs rail services into London (Kings Cross).

The town has a population of circa 13,250 (Source: Angus Council) and as well as being an attractive place to live Montrose is also a popular destination for tourists.

Description

DESCRIPTION

The subject comprises a modern retail unit located at the southern extent of Montrose high street, a prime retail pitch in the town centre.

Internally, the property offers an open plan retail area, storage/office space, and WC.

The unit benefits from a modern and attractive display frontage onto the High Street.

On street parking is available to the front of the subjects together with a number of public car parks in the vicinity.

ACCOMODATION

	m^2	ft^2
Ground Floor	37.07	399
Total	**37.07**	**399**

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).

Auction Date

The auction will be held on 20th August 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 £45,000 plus VAT.

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 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Rateable Value

The premises are entered in the current Valuation Roll with a rateable value of £4,950. The Rate Poundage for 2026/27 is 48.1p to the pound.

Energy Performance Certificate

The property has an energy rating of "B"

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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Jamie Hutcheon
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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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SHEPHERD

PROPERTY AUCTIONS