



CENTRALLY LOCATED RETAIL/COMMERCIAL UNITS

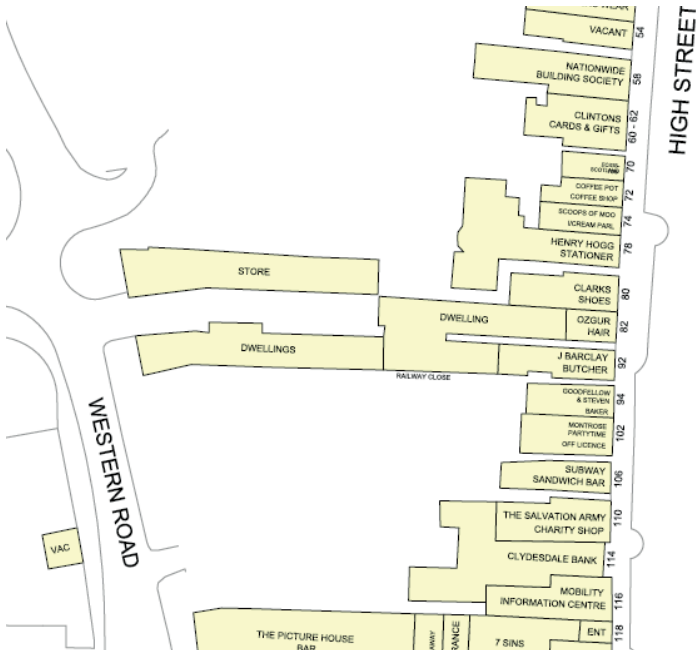


TO LET UNIT 4 & UNIT 5 NEW WYND

MONTROSE, DD10 8AD | Unit 4 214 sq.m (2,305 sq.ft) & Unit 5 1,393 sq.m (15,000 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The units are located in the historic market town of Montrose which lies on the east coast of Scotland between the cities of Dundee and Aberdeen. The town has a population of circa 12,000 people and benefits from the wider catchment area of Forfar and Arbroath.

The units are situated to the east of the High Street in the heart of Montrose Town Centre. Occupiers in the immediate vicinity include New Look, Scotmid, Argos, Gillies of Broughty Ferry, Domino's, WH Smith and Boots.

DESCRIPTION

Unit 4 comprises a ground floor retail unit built to shell specification. Unit 5 is located on the first floor to the rear of New Look and can be accessed separately or combined with Unit 4.

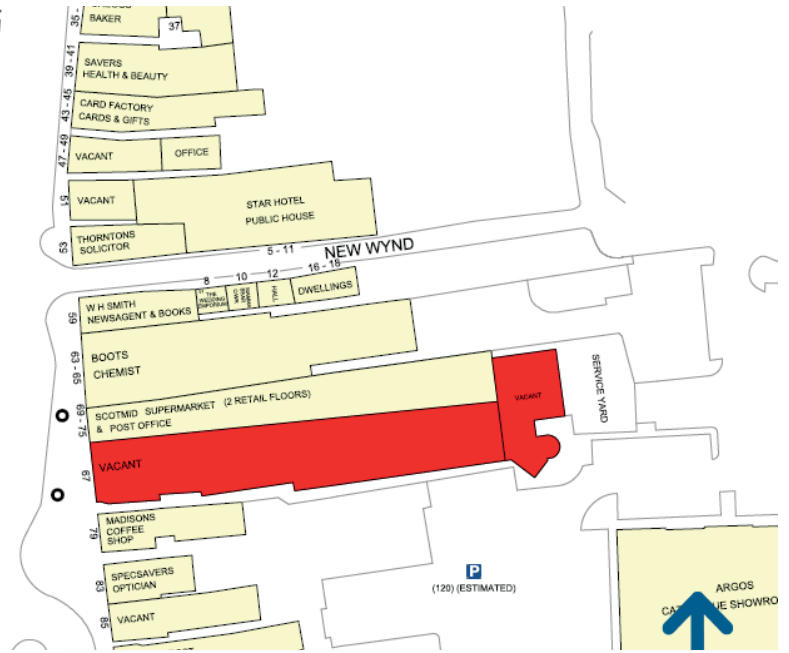
New Wynd benefits from 134 controlled car parking spaces.

PLANNING

The properties benefit from Class 1 use but could be considered suitable for a number of alternative uses, subject to obtaining planning consent. Enquiries should be directed to Angus Council's planning department.

RENT

Price on application.



RATEABLE VALUE

The property requires to be reassessed upon occupation.

RATES DETAIL

Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The units are available on Full Repairing and Insuring terms incorporating 5 yearly upward only rent reviews for a duration to be agreed.

FLOOR AREAS

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

UNIT 4 214 sq.m (2,305 sq.ft)

UNIT 5 1,393 sq.m (15,000 sq.ft)

EPC

G. Copy available on request.

VAT

VAT will be payable at the standard rate.

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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