

UNIT 3, NEW WYND, MONTROSE, DD10 8AD



TOWN CENTRE DOMINO'S INVESTMENT



- Ground Floor Unit With Car Park
- Held On F.R.I Lease
- Passing Rent: £17,000p.a.x
- Expiry: 2037
- Fixed Rent Increases
- Price: £240,000

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, Argos Extra and Scotmid.

PROPERTY

The property comprises a mid-terraced 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 tenants corporate specifications, floors have been overlaid in linoleum and laminated timber with lighting provided by way of halogen spots and L.E.D's recessed within the suspended ceiling.

Partitions have been erected to form staff room, w.c and store room. The loading area is shared with the neighbouring occupiers, and is accessed via Baltic Street.

LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms:

Tenant: D.P. Realty Ltd
Expiry: 2037
Tenant Break: 2027
Passing Rent: £17,000p.a.x.
Rent Review: Every 5 years at a 5% Increase





COVENANT

Domino's Pizza is an internationally recognised brand trading in excess of 1,000 units across the UK.

DP Realty Ltd (company no. 2882513) is the tenant and we understand this to be the property service company which holds the property on behalf of the main operation.

The property is occupied by a franchisee who we understand operates in excess of 100 stores throughout Scotland.

AREA

The property has been calculated to extend to the following internal area:

Ground: 177.9sqm (1,915sq ft)

PRICE

The property is available on a freehold basis for £240,000

V.A.T

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C. (transfer of a going concern)

TITLE & LEASE

Available on request

LEGAL

Each party will be responsible for their own legal costs incurred in the transaction.

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.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to 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 will inform all enquiries at the earliest opportunity.