



69/75 High Street Montrose DD10 8QZ

Large Town Centre Investment

- Well Presented
- Ground Floor
- Let To Peacocks
- Passing Rent: £50,000p.a.x
- Expiry: 19th September 2028
- Price: £625,000

LOCATION

The property is located on the east side of High Street, Montrose south of its junction with New Wynd on the main retailing precinct within Montrose.

Situated at the mouth of the River Esk, 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 Boots Pharmacy, Peacocks, Nationwide Building Society, Subway and Stephens the Baker.

PROPERTY

The property forms the ground floor of a larger 4 storey traditional sandstone development with residential dwellings at upper floors under separate ownership.

The property offers a large glazed frontage with dual entrances, internally the property is presented in Peacocks standard corporate specifications with partitioned office, stores, staff facilities and w.c.'s.



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AREA
789.23sqm (8,495sq ft)

LEASE SUMMARY
The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Peacocks Stores Properties Limited
Expiry: 19th September 2028
Passing Rent: £50,000p.a.x
Covenant Info: Peacocks, the UK-based clothing retailer, generates significant revenue both through its brick-and-mortar stores and its online platform. In 2023, its eCommerce net sales alone amounted to approximately £54million, primarily from its operations in the UK. This reflects Peacocks' focus on affordable fashion within the competitive retail market

PRICE
The property is available on a freehold basis for £625,000

V.A.T
Figures quoted are exclusive of V.A.T

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 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.