

FOR SALE

**LONG ESTABLISHED
PUBLIC HOUSE**

TOWN CENTRE LOCATION

CATEGORY 'C' LISTED
PROPERTY

POTENTIAL FOR 100% RATES
RELIEF

PLENTIFUL PUBLIC CAR
PARKING NEARBY

GIA – 187.2 SQ M (1,999 SQ FT)

OFFERS OVER - £175,000



VIDEO TOUR



WHAT 3 WORDS

ALBERT BAR, 48 MARKET STREET, MONTROSE, DD10 8RD

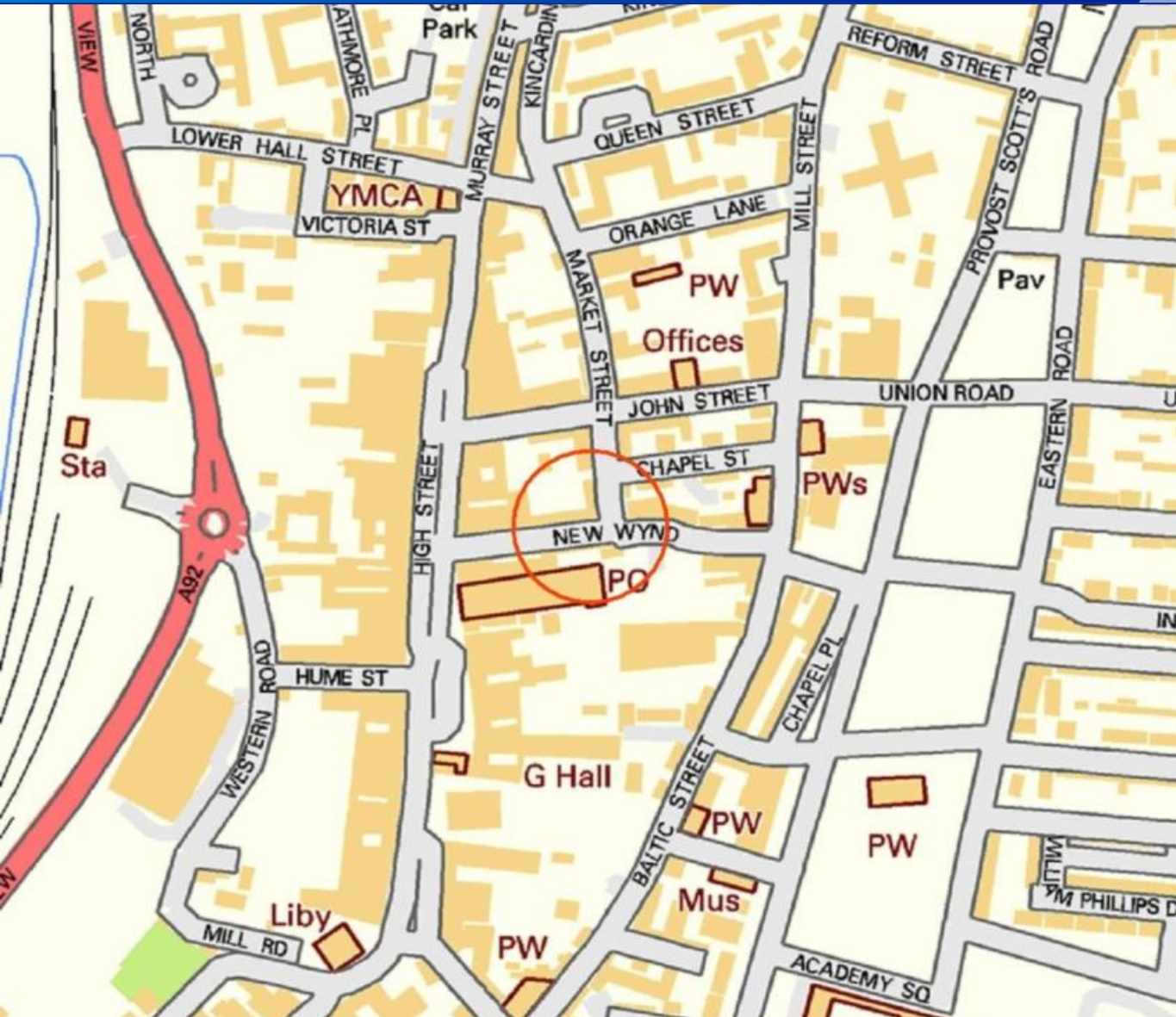
CONTACT: SCOTT ROBERTSON s.robertson@shepherd.co.uk | 07880502651 | shepherd.co.uk





Location

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Montrose has a population of circa 12,000 persons (Angus Council) and is one of the principal towns positioned on the northeast coast of Scotland, approximately 40 km (30 miles) north of Dundee and 61 km (38 miles) south of Aberdeen. Montrose is located within the administrative authority of Angus Council.

The Town sits on the East Coast Railway Line linking London and Aberdeen and connects into the trunk road network via the A92 coastal tourist route and the A935, Brechin Road.

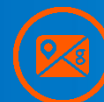
Montrose is an important employment centre for the northeast providing a busy commercial port for renewables, agriculture and oil and gas industries. As well as being an attractive place to live, Montrose is also a popular destination for tourists.

The prime shopping location within Montrose Town Centre is on the High Street and Hume Street runs off westwards and links into Western Road and in turn Basin View (the town centre bypass).

The subjects are located on the west side of Market Street at the corner junction with New Wynd within Montrose Town Centre. Market Street is a secondary location located a short distance east of the High Street which forms the main retailing thoroughfare within the town.

Surrounding properties include a mix of commercial and residential properties with retailers including Argos, Dominoes and Screwfix located within a modern development opposite along with a number of local traders being within close proximity.

Description

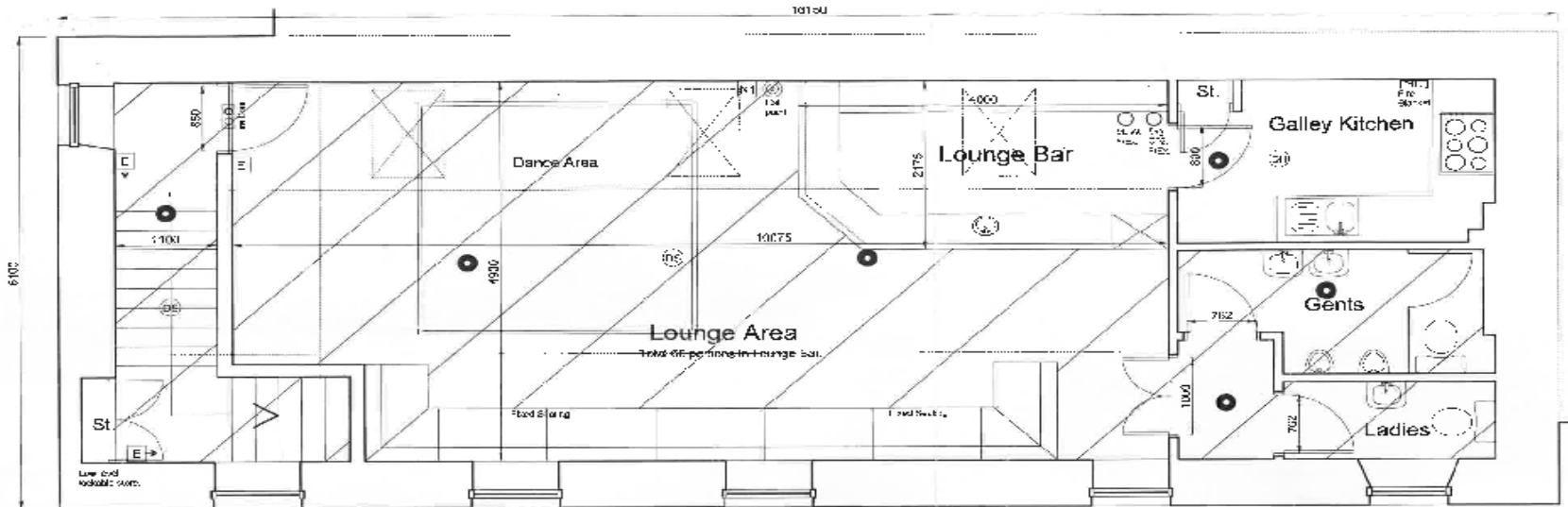


FIND ON GOOGLE MAPS



Floor Plans

ALBERT BAR, 48 MARKET STREET, MONTROSE, DD10 8RD



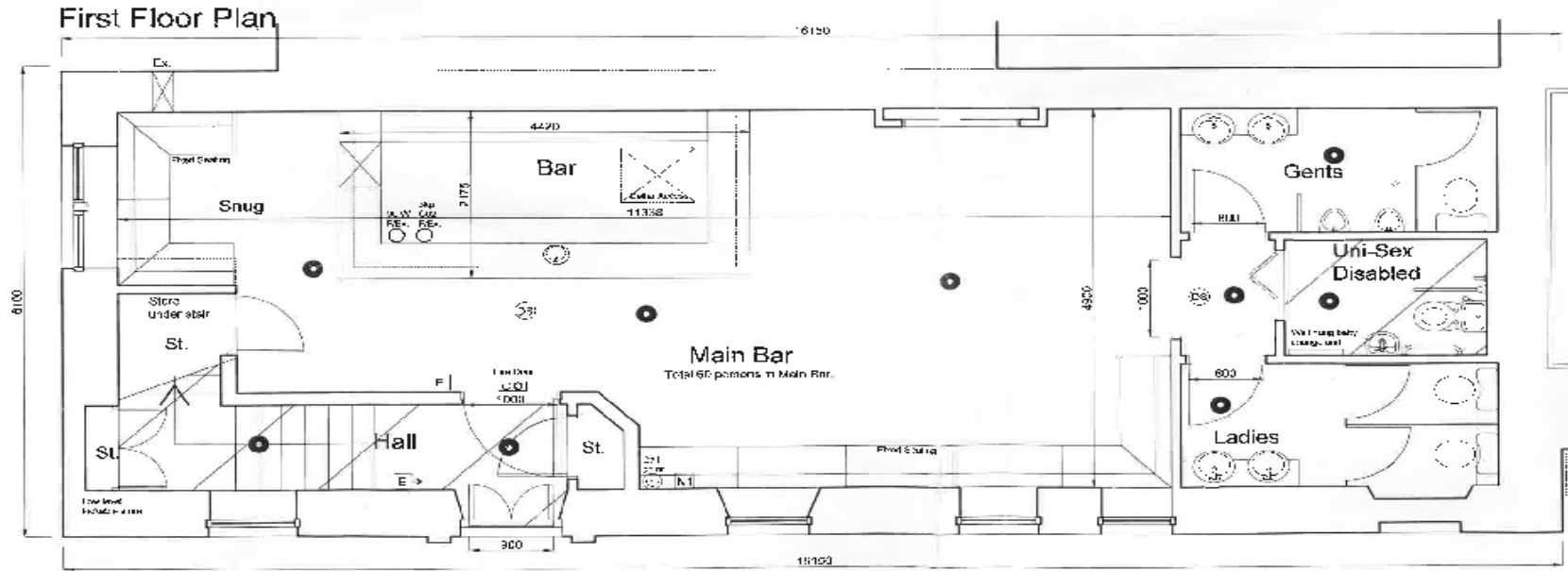
A.B. Roger & Young
 Chartered Architect & Surveyors
 9 Macgregor Street, Brechin
 Tel: 01252 502225 Fax: 01252 502225

Site: The Albert Bar
 48 Market Street, Montrose
 for The Firm of The Albert Bar

Scale:	1:50	Date:	14.2.2014
Drawn by:	DR	Checked by:	DR
Drawn by:	DR	Checked by:	DR

Hatching indicates areas on the premises where children and young persons will have access.

Children / Young persons to have access into Uni-Sex Disabled WC within Main Bar area on ground floor for use of Baby Change facilities.



- Emergency Lighting Points
- Fire Alarm Call Points
- Detector of Smoke
- Detector of Heat
- Fire Exit Signs
- Exit Directional Signs
- General Fire Notices

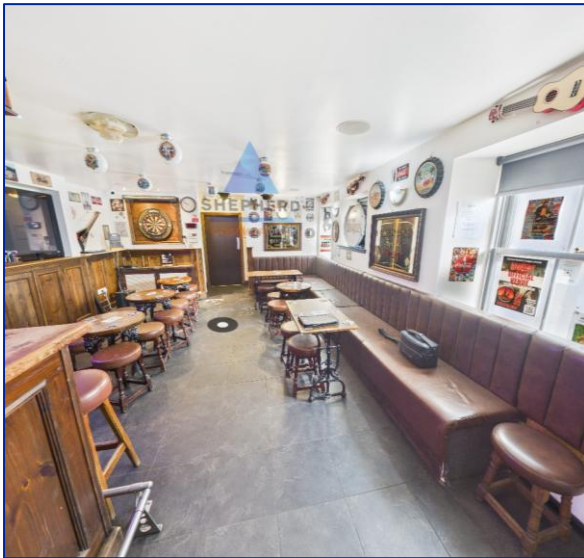


Ground Floor Plan



Description

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The subjects comprise an end terraced two storey Category 'C' Listed public house understood to have been built circa 1880.

The main walls are of solid stone construction with the roof over being pitched and laid in slate.

The external walls have been rendered and painted to the front (east) and side (south) elevations whilst the wall to the rear (west) is harled. There are adjoining residential properties to the north and west which are under separate ownership.

The windows are generally double-glazed timber sash and case design, and the roof incorporates velux style roof lights to allow additional natural light into the first-floor function room.

Internally the subjects comprise a traditional bar over the ground floor with a function room (currently used for private functions, bands, concerts and with a kitchen) at first floor level and a basement cellar. In addition to the above there is an attic level store which houses the boiler and IT sound equipment.

The floors are generally of suspended timber construction overlaid in a mix of laminate and vinyl floorcoverings throughout. The floors at basement level are solid concrete.

ACCOMMODATION

	m ²	ft ²
Basement	23.01	248
Ground Floor	70.89	763
First Floor	74.20	782
Attic	19.11	206
TOTAL	187.21	1,999

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



OPPORTUNITY

The property has received significant investment over the years and would not require any immediate expenditure to grow the business further.

PRICE

Our clients are seeking offers over £175,000 for their heritable interest.

Stock available at value subject to a separate agreement.

BUSINESS

Accounts and staffing information will be made available to genuinely interested parties at the owner's discretion and/or after a formal viewing and signing of a Non-Disclosure Agreement (NDA).

RATEABLE VALUE

The subjects have been assessed for rating purposes at a proposed Rateable Value of £9,000.

The unified business rates for 2025/2026 is 49.8p.

The subjects qualify for up to 100% rates relief via the small business bonus scheme. Please call for details.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser/tenant being responsible for any LBTT, registration dues and VAT thereon.

EPC

The subjects have been assessed and currently have a "G" rating for energy efficiency.

VAT

All prices quoted are exclusive of VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Scott Robertson

s.robertson@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: (01382) 878005



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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