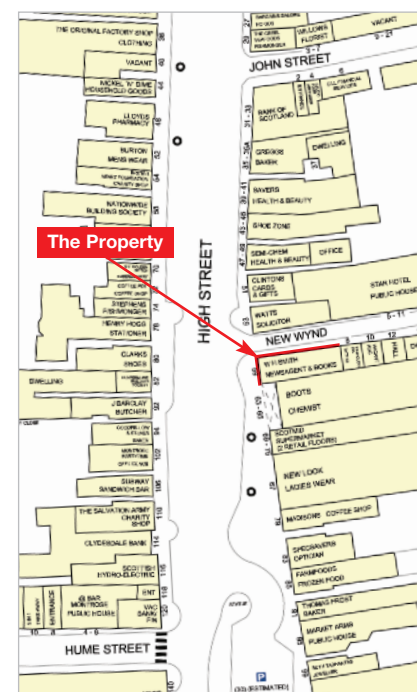


# Montrose 59/61 High Street & 2/4 New Wynd Angus DD10 8QZ

- **Freehold Shop Investment**
- Entirely let to WH Smith plc on a lease expiring in 2020
- Town centre location
- Situated adjacent to Boots the Chemist
- No VAT applicable
- Rent Review 2015 Notice served (1)
- Current Rent Reserved  
**£26,950 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Montrose is an attractive coastal town located in the former Royal Burgh of Angus and on the banks of the River Esk in Scotland. Access to the A92 (basin view) and Montrose Rail Station is some 350 yards west of the property.  
The property is situated on the east side of High Street in the heart of the town centre adjacent to Boots the Chemist.  
Other occupiers close by include New Look, Scotmid Co-operative, Dorothy Perkins, Clintons, Clarks, Specsavers, Bank of Scotland and Nationwide amongst many others.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:		
Gross Frontage	7.25 m	(23' 9")
Net Frontage	5.72 m	(18' 9")
Shop Depth	20.27 m	(66' 6")
Built Depth	22.33 m	(73' 3")
Ground Floor	127.44 sq m	(1,372 sq ft)
First Floor	53.26 sq m	(573 sq ft)
Total	180.70 sq m	(1,945 sq ft)

**Tenancy**  
The entire property is at present let to WH SMITH PLC for a term of 15 years from 9th November 2005 at a current rent of £26,950 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.  
(1) The Vendor has served Notice in respect of the 2015 rent review quoting a rent of £29,000 pa.

**Tenant Information**  
No. of Branches: 1,200+.  
Website Address: [www.whsmith.co.uk](http://www.whsmith.co.uk)  
For the year ended 31st August 2014, WH Smith plc reported a turnover of £1.161bn, a pre-tax profit of £112m, shareholders' funds of £101m and a net worth of £45m. (Source: riskdisk.com 29.05.2015.)

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
EPC Rating 119 Band G (Copy available on website).