

Montrose **91 North Esk Road** **Angus** **DD10 8TE**

- **Heritable Convenience Store Investment**
- Located in a predominantly residential location
- Let until 2025 (no breaks)
- No VAT applicable
- RPI linked Rent Review 2019
- Current Rent Reserved
£14,630.16 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Heritable.

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 west side of North Esk Road, between Gindera Road and Little Nursery in a predominantly residential area about 0.5 miles north of Montrose Rail Station. Occupiers close by include a number of local occupiers.

Description

The property is arranged on ground floor only to provide a ground floor convenience store. Externally and adjacent to the property is a single storey external store and WC facilities. The property being sold forms part of a larger property not included in the sale.

The property provides the following accommodation and dimensions:		
Gross Frontage	11.15 m	(36' 6")
Net Frontage	9.45 m	(31' 0")
Shop Depth	6.80 m	(22' 4")
Built Depth	7.00 m	(23' 0")
Ground Floor	67.15 sq m	(723 sq ft)
External Store	7.20 sq m	(77 sq ft)
Total	74.35 sq m	(800 sq ft)

Tenancy

The entire property is at present let to ALAN ROBB (t/a a Premier Express franchise) for a term of 21 years from 29th February 2004 at a current rent of £14,630.16 per annum. The lease provides for RPI linked rent reviews every 3rd year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 96 Band F (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Peter McNamara, Frazer Coogans Limited, Tel: 01292 478487. e-mail: peter.mcnamara@frazercoogans.co.uk