



Attractive long term investment

Let to Argos Ltd

Expiry 26th March 2031 – new 5 year extension

Rent £90,000pa

Price – Offers Invited

Location

Montrose has a population of around 12,000 and 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.

The premises are located on the south side of New Wynd, between its junction with Baltic Street and Market Street within the town centre. Neighbouring occupiers include Screwfix and Dominos with Scotmid, Boots, Peacocks and TG Jones all located nearby on High Street.

Accommodation

The premises comprise an end-terraced single storey retail unit of modern construction surmounted by a pitched roof. The property benefits from a prominent frontage facing onto a shared car park.

Internally the premises comprise open plan sales area to the front and is fitted out in accordance with the tenant's corporate specifications.

The ground floor extends to the following approximate areas:

Ground Floor: 12,593 sq ft / 1,170 sqm

Tenancy

Let to Argos Ltd until 26th March 2031. The tenant has recently agreed a new 5 year extension. The passing rent is £90,000pa.

Covenant Information

For the year ended 1st March 2025, Argos Ltd reported a turnover of £4,134.2 million, a gross profit of £168.1 million and total equity shareholders' funds of £265.1 million.

Price

Offers Invited.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the purchaser will be responsible for LBTT, registration dues and any VAT payable thereon.



Viewing strictly by appointment with BRITTON PROPERTY:

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