

FOR SALE

Development Opportunity

Traill Pavilion, Traill Drive, Montrose, DD10 8EL



- **Net Internal Floor Area: 141 sq m (1,522 sq ft)**
- **Pavilion located beside children's play area**
- **100% Rates Relief**
- **Close to main trunk road links**
- **Prime Location**
- **For Sale: Offers Invited**

VIEWING & FURTHER INFORMATION:

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LOCATION

Montrose, with a population of some 13,250 persons (source: Angus Council), one of the principle towns within the local authority district of Angus, is positioned on the north east coast of Scotland approximately 40km (30 miles) north of Dundee and 61km (38 miles) south of Aberdeen.

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.

Montrose is an important service and employment centre for north east Angus and as well as being an attractive place to live it is a popular destination for visitors and tourists.

The property is located on Montrose Seafront which has been extensively redeveloped over recent years.

DESCRIPTION

The subjects comprise an iconic attractive detached single storey pavilion which was built in 1913. The pavilion would be suitable for a number of uses subject to all necessary consents.

ACCOMMODATION

By our calculations the subjects extend to:

| Floor | Square Metres | Square Feet |
|--------------|---------------|--------------|
| Ground | 141 | 1,522 |
| Total | 141 | 1,522 |

The floor area has been presented on a net internal area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

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RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £3,750

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

The property would therefore benefit from 100% rates relief.

PROPOSAL

Offers are invited to purchase.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an energy performance rating of 'G'



A copy of the energy performance certificate can be made available to seriously interested parties on request.

LEGAL COSTS

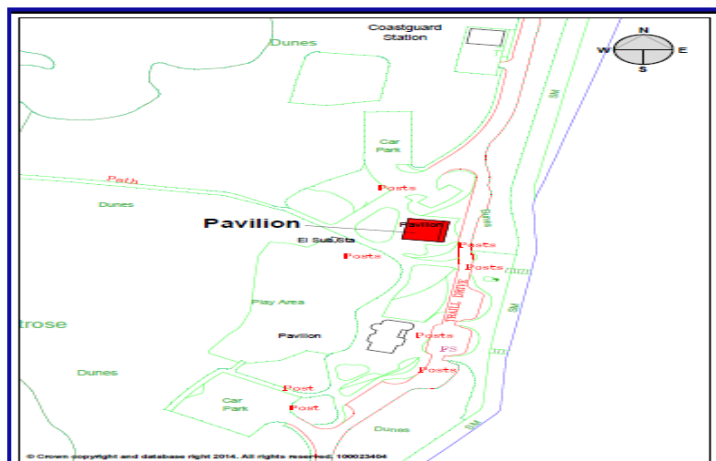
Both parties shall be responsible for their own legal costs with the purchaser responsible for any Land and Building Transaction Tax (LBTT) and registration dues etc.

VAT

All prices exclude VAT.

MONEY LAUNDERING

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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

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

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