

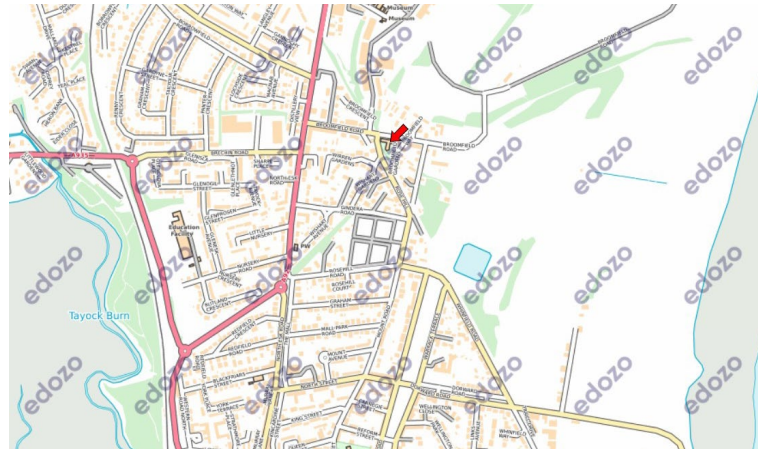
TO LET / MAY SELL
FORMER CARE HOME

**GRAHAM
SIBBALD**



16B Broomfield Road, Montrose, DD10 8SZ

- Vacant Former Care Home
- Large Site
- 28 en-suite toilet rooms
- GIA 1,152.32 sq. m. / 12,403 sq. ft.
- All enquiries invited



LOCATION

Montrose has a population of approximately 16,000 and is located on the East Coast of Scotland within the County of Angus. The town is situated approximately 30 miles north of Dundee and 40 miles south of Aberdeen. Montrose is an important service and employment centre for the northeast of Angus, with a number of distinctive features including an attractive townscape, harbour and basin. Montrose's significance is enhanced by its location on the A92 as well as its links to the rail network. Montrose is an attractive place to live as well as a popular destination for visitors, tourists and businesses.

The subjects themselves are situated to the north east of Montrose town centre within a primarily residential area close to the Broomfield Industrial Estate.

Surrounding occupiers are mixed in nature with the majority residential. Directly opposite the subjects is the entrance to the Broomfield Industrial Estate.

DESCRIPTION

The subjects comprise a vacant former care home comprising 28 individual en-suite toilet rooms. There are various offices, general toilets, large commercial kitchen and to the rear on both the ground and first floors open plan lounge / dining areas.

The building is detached and of 2-storey design and is of brick / block construction and held under a timber truss pitched and tiled roof.

There is a small area of private off street parking immediately in front of the building along with a car park and garden ground at the rear.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

1,152.32 sq. m. / 12,403 sq. ft.

RATEABLE VALUE

The subjects have a Net and Rateable Value of £49,200.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

TERMS

The subjects are available To Let with all enquiries to the sole letting agent invited.

Our clients may also consider selling the heritable interest, again all enquiries are invited to the sole agents

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

To arrange a viewing please contact:



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Director
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2024

