

153-157 High Street

MONTROSE, ANGUS, DD10 8QN



A NEWLY REFURBISHED COMMERCIAL
PROPERTY WITHIN THE POPULAR COMMUTER
TOWN OF MONTROSE, ANGUS



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McEwan Fraser Legal is delighted to present to the market an excellent opportunity to purchase a commercial property within the popular commuter town of Montrose, Angus.

The property has recently undergone an extensive refurbishment and was most recently operating as a boutique optician. The existing company has been in operation as a thriving optician since 2015 and would consider the possibility of staying on as a tenant. However if vacant possession is required then the tenant is happy to vacate before settlement. The property would suit many businesses including a budding optician looking for their first premises, an existing optician company looking to expand, hairdressers, aesthetic clinic or indeed a commercial landlord looking to add to their portfolio.



The property offers the flexibility for an optician to own and operate from one room while generating additional income by renting out the remaining room. It's a true 'turnkey' investment set over the ground floor and finished to a high standard throughout.

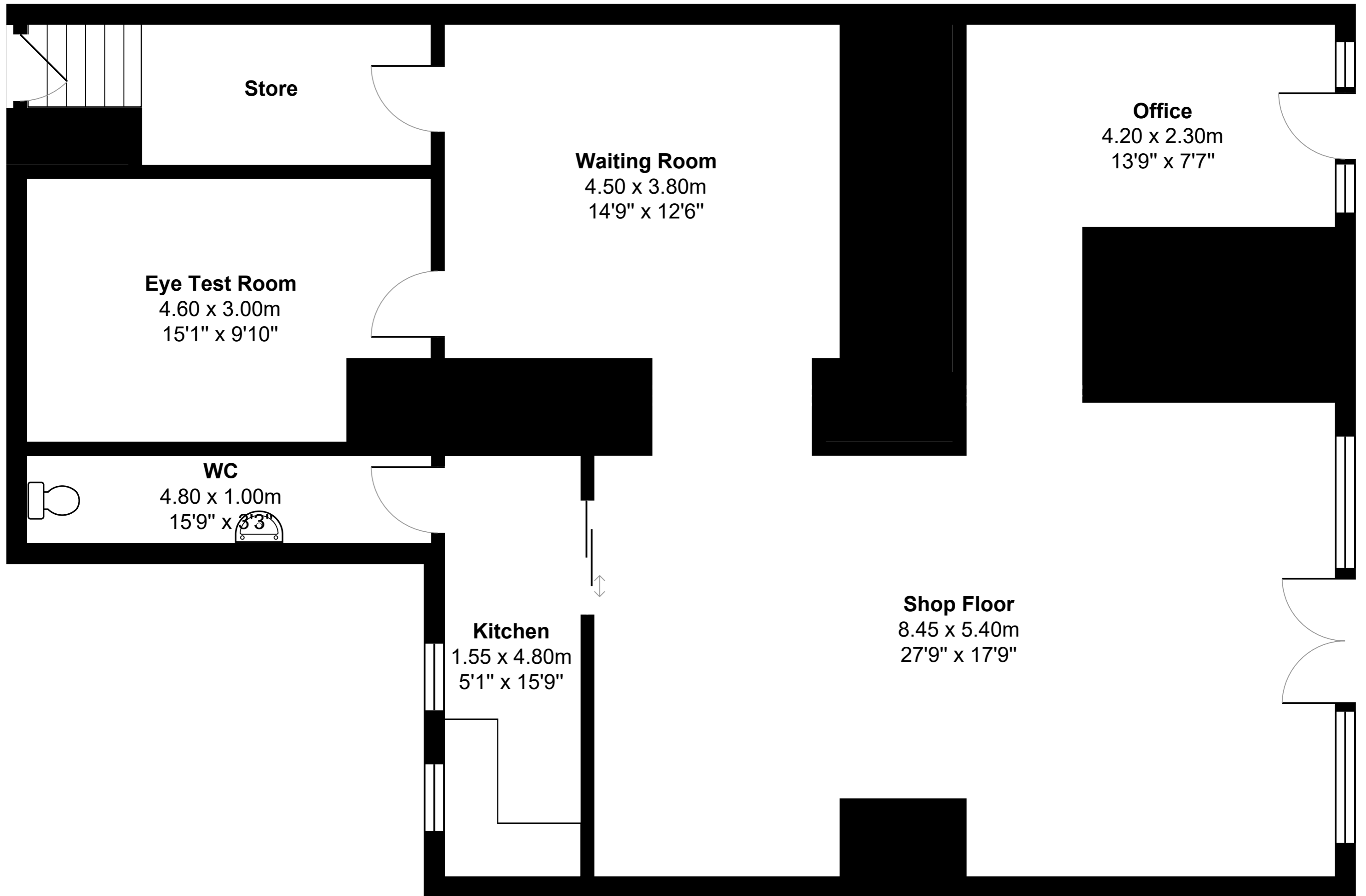
Accommodation comprises a welcoming reception area and retail area two private consultation rooms and a newly fitted kitchen and WC.

Overall the property is a flexible investment located in a bustling commuter town with a high footfall.









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THE LOCATION

The property is located on the High Street within the town of Montrose which sits on the Angus coast, approximately 30 miles north east of and 40 miles south of Aberdeen.



The local area has many thriving businesses including a busy commercial port for agriculture, oil and gas industries, with further expansion driven by the recently commissioned Seagreen Offshore Wind Farm Project. Facilities include a mainline railway station, hospital, medical centre and supermarkets. With easy access to Aberdeen via the A90 or A92 Montrose has become a popular commuter town. For those seeking leisure pursuits, Montrose is well placed for several golf courses including two in the town. There is a sailing club at Montrose basin where there is also a wildlife centre. There are two leisure centres in the town and an indoor swimming pool. Lovely beaches and walks can be found at Lunan and St. Cyrus and the Angus Glens are approximately 20 miles distant.



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