



## Black Abbot, Coronation Way, Montrose, DD10 9DW

Pub / Residential To Let or For Sale, Montrose

### Summary

|                       |                              |
|-----------------------|------------------------------|
| <b>Tenure</b>         | To Let / For Sale            |
| <b>Available Size</b> | 4,500 sq ft / 418.06 sq m    |
| <b>Rent</b>           | £15,000 per annum            |
| <b>Price</b>          | Offers in excess of £125,000 |
| <b>Business Rates</b> | Upon Enquiry                 |
| <b>EPC Rating</b>     | Upon enquiry                 |

### Key Points

- Substantial Corner Commercial Property With Parking
- Mixture of Residential and Commercial
- External Seating Area
- Sale: o/o £125,000
- Located In Densely Populated Area
- Full Kitchen Facility
- Rent: o/o £15,000p.a.x

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## Description

Black Abbot, Coronation Way, Montrose, DD10 9DW is a substantial detached corner property currently operating as a public house, benefitting from a prominent position within a densely populated area. The premises include a main bar, separate function room, full commercial kitchen, and external seating area, along with rear parking for 6-8 vehicles. Suitable for continued licensed use or alternative commercial applications, the property is available To Let at offers over £20,000 per annum or For Sale at offers over £150,000, offering a flexible opportunity in a well-established location.

## Video

● Video Tour - <https://youtu.be/34OpAvgw9oM>

● -



## Viewing & Further Information



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**TSA** Property Consultants

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## SUBSTANTIAL CORNER COMMERCIAL PROPERTY WITH PARKING

### Black Abbot, Coronation Way, Montrose, DD10 9DW

- Located In Densely Populated Area
- Mixture of Residential and Commercial
- Full Kitchen Facility
- External Seating Area
- Rent: o/o £20,000p.a.x
- Sale: o/o £150,000

#### LOCATION

The property is situated on the west side of Coronation Way at its junction with Newgate Road, in the town of Montrose.

Montrose has a population of circa 12,000 and is an important commercial centre. Its well-developed port acts as a support centre for the North Sea oil industry and is a bulk container shipping base.

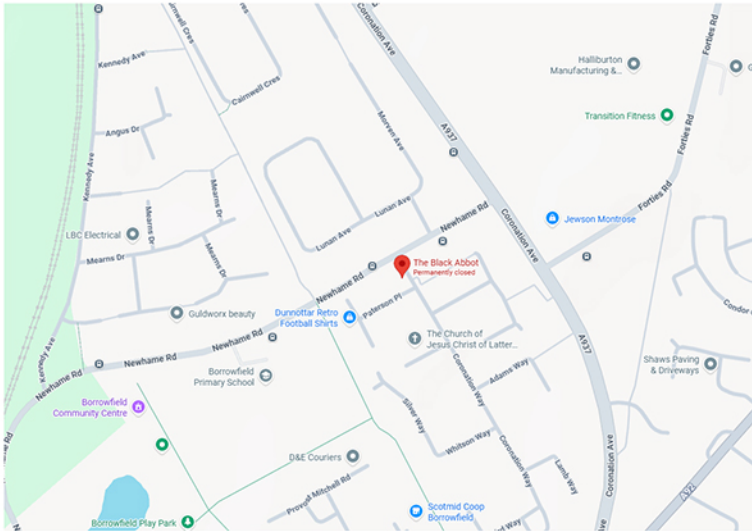
Montrose is well located with Aberdeen 35 miles to the north, Dundee 30 miles to the south and Forfar 17 miles to the east. The A90 is located close-by and the town is served by a mainline railway station. Adjacent to Montrose Basin, an internationally important wildlife reserve, the town is also close to several well regarded golf courses and provides a good selection of services and amenities to the surrounding area.

#### PROPERTY

The property comprises a traditionally built detached single storey public house premises with rendered elevations having pitched and tiled roofs and occupying a prominent corner plot.

Internally the property provides a main public bar and separate function room/lounge, connected internally and both having separate external access. The property offers ancillary customer toilets, commercial kitchen, cellar and storage.

The property also benefits from an external beer garden/terrace with smokers' shelter and parking area to the rear for 6/8 cars



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### NAV/RV

£12,900

### RENT

The property is available upon a new full repairing and insuring head lease for a negotiable term for o/o £20,000p.a.

### SALE

The property is available on a freehold basis for o/o £150,000

### V.A.T.

Figures quoted exclusive of V.A.T.

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.