

78 High Street
Montrose

Thorntons 
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Offers Over £38,000



78 High Street Montrose

Description:

Henry Hogg is perfection positioned in the High Street of Montrose. Montrose is a coastal resort town and is situated 30 miles north of Dundee, almost at the half way point between Dundee and Aberdeen. It lies between the mouths of the North and South Esk Rivers. A popular tourist resort, Montrose has an award winning Beach, Trail pavilion, golf courses and museums. Montrose is served by Montrose Railway Station offering links to Aberdeen and the north as well as to Glasgow and Edinburgh.

The town is approximately 20 minutes from the A90 main road linking Aberdeen and Dundee and onwards onto the M90 motorway towards Dunfermline.

Henry Hogg has been run by the current owner for 49 years, although the business has been operated by the same family since 1948. The current owner wishes to sell the business and plans to retire.

Henry Hogg is a profitable business, as well as having an enviable location; the business also has a good base of loyal clientele and enjoys much repeat custom as well as passing trade from the busy High Street.

This mid terraced retail unit occupies the ground floor of a tenement building. The shop is fitted with many shelving display units and 2 large window display areas. The property benefits from plenty of floor space and a customer service counter. The property has 2 levels, the main shop floor on entrance to the property and a second level situated downstairs beyond the service counter.

The front of the property leads onto the High Street which passes directly through the town. Parking is available on the street and there are nearby car parking facilities in the town.

The business operated with a generous GP. Full trading information will be made available to seriously interested parties after a formal viewing has taken place.

The vendor owns the property and will grant a new FRI lease (subject to contract) for a period of negotiable years at an initial rent of £24,000 exclusive of rates. Rent reviews are at negotiable yearly intervals.





- Long established Newsagents & Bookshop
- Popular seaside town
- Operated by the same family since 1948, retirement sale
- Ground floor retail unit, Freehold option available

Viewings & Enquiries:

Thorntons Property Services

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78 High Street
Montrose

Rooms

metres
(approx)

feet/inches
(approx)

Rooms

metres
(approx)

feet/inches
(approx)



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