

TO LET

**PRIVATE YARD WITH
DEVELOPMENT POTENTIAL
ON CORNER SITE**

**WITHIN ESTABLISHED LOCATION
FORMING PART OF MONTROSE
PORT AREA**

**VARIETY OF COMMERICAL AND
STORAGE USES POSSIBLE SUBJECT
TO CONSENT**

OFFERS INVITED

**0.37 HECTARES (0.91 ACRES) OR
THEREBY**



FIND ON GOOGLE MAPS



**DEVELOPMENT SITE / YARD, FERRY ROAD, BARRACK STREET,
MONTROSE, DD10 8DX**

CONTACT: Gavin Russell | g.russell@shepherd.co.uk | 01382 878005 | shepherd.co.uk





TERMS

Our client is seeking offers to lease subject to proposed use. Flexible terms available.

ENERGY PERFORMANCE CERTIFICATE

N/A.

ACCOMMODATION

The yard area extends to circa 0.37 hectares (0.91 acres) or thereby.

RATEABLE VALUE

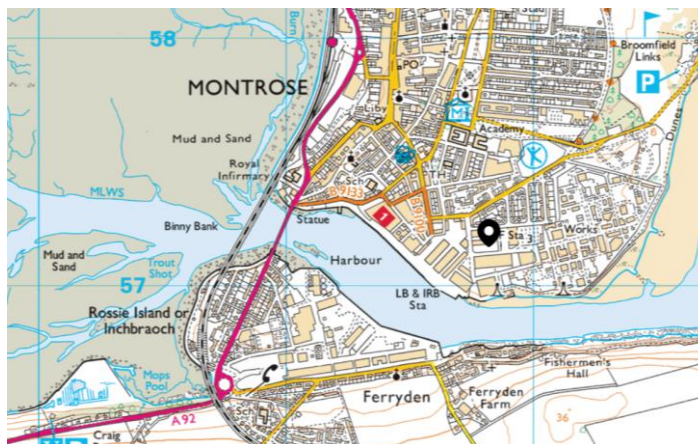
The subjects will require assessment for rates purposes upon occupation.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.



Get in Touch

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



Gavin Russell

g.russell@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square Dundee DD1 1XA
t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

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

[shepherd.co.uk](https://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE FEBRUARY 2025