

FOR SALE

Brechin Road
Montrose DD10 9BP

- ▶ 0.155 acres (0.06 hectares)
- ▶ Development opportunity
- ▶ Potential to combine with adjacent interest
- ▶ Prominent roadside position amongst residential area



LOCATION

Montrose is a coastal town in Angus, Northeast Scotland, with a population of approximately 12,000 people and a wider catchment that extends across Angus and the Mearns. The town functions as a key service centre for the region and benefits from strong transport connections to Dundee and Aberdeen.

The site is located on Brechin Road, a well established arterial route on the north side of Montrose, providing efficient access to surrounding residential neighbourhoods as well as regional employment hubs. The area includes a mix of residential, commercial, and roadside uses.

LOCAL AMENITIES

Brechin Road is an established commercial corridor with occupiers including **Lidl**, **Home Bargains**, **Costa**, **Farmfoods**, **Starbucks** and **Subway**. The area is surrounded by significant residential development.

CONNECTIVITY

Montrose benefits from excellent transport links, the A92 and A935 provide fast routes to surrounding towns and employment areas. Montrose Railway Station offers direct services to Aberdeen, Dundee, Perth, Edinburgh, and Glasgow. Local bus services operate along Brechin Road, connecting the property to the town centre and wider Angus area.

DESCRIPTION

The site extends to approximately **0.155 acres (0.06 hectares)** as highlighted on the adjacent plan. It is relatively flat underdeveloped site with dual visibility from Brechin Road and North Esk Road.

PLANNING

The site is suitable for a range of uses but all interested parties are encouraged to make their own enquiries to the Local Planning Authority.

PURCHASE TERMS

Offers are invited for our client's heritable interest in the whole of the site. Offers which are not conditional on planning consent are preferred however our client will consider offers subject to planning. Proof of funding will be required to accompany any offer submitted.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole selling agent in order to be advised of any closing dates which may be set

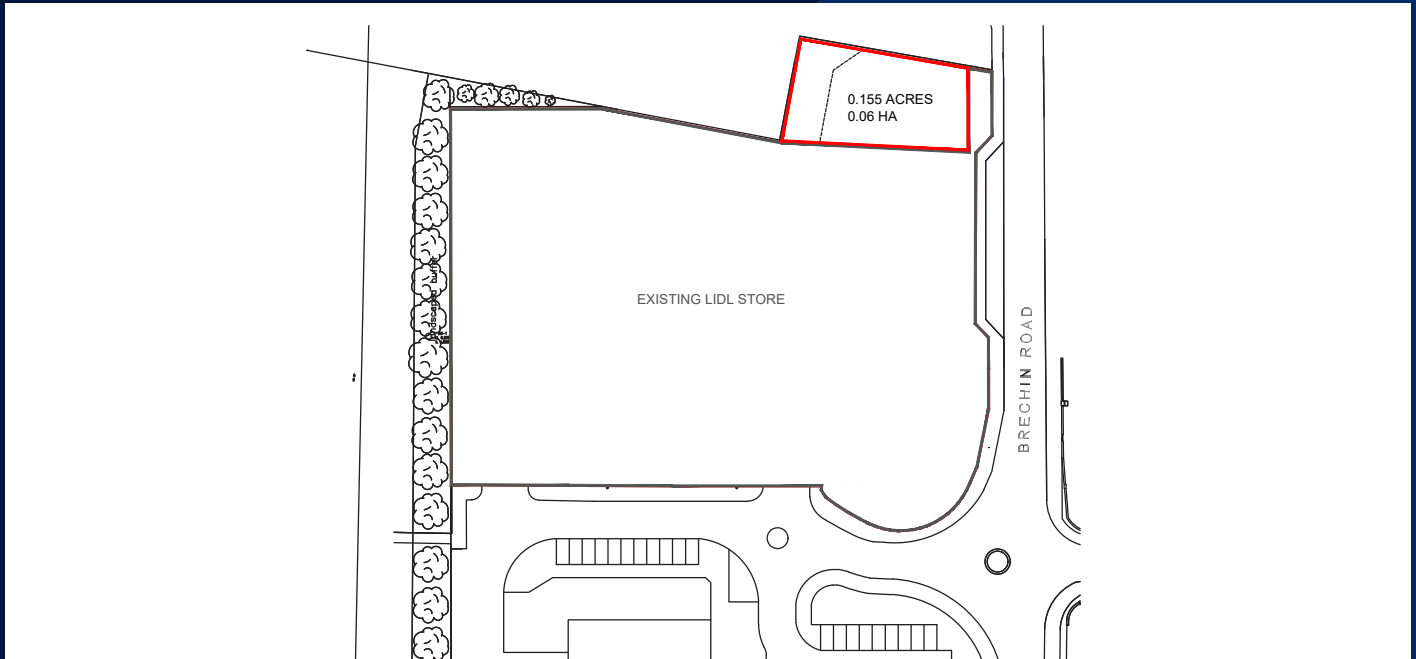
VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

FOR SALE



Brechin Road
Montrose DD10 9BP



GET IN TOUCH



Simon Bashford
sbashford@eyco.co.uk
07799 891 273
0131 558 5118



Tommy Halligan
thalligan@eyco.co.uk
07307 727 927
0131 558 5100

TH/DOC/MON24 - Date of publication: 12 February 2026

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.