



62 Newmanswalls Avenue,  
Montrose, DD10 9DD

# Detached Convenience Store Investment

- 15 year lease extension to 2041, with break 2036
- Let to Scottish Midland Co-operative Society Limited
- £30,000 per annum, CPI rent reviews
- Offers over £400,000
- NIY 7.22%

An aerial photograph of a residential area in Montrose, Scotland. The image shows a dense cluster of white, two-story terraced houses with grey roofs. In the center of the image, a Scotmid COOP store is visible, marked with a blue circular logo. The store is a detached building with a blue awning. The surrounding area includes parking spaces, green spaces, and a road. In the background, there are rolling hills and a body of water under a clear sky.

Scotmid  
COOP

## Investment Summary

- Detached Convenience Store Investment
- Let to Scottish Midland Co-operative Society Limited
- Founded in 1859 and Scotland's largest independent co-operative
- Originally let in 2001 and lease regeared to 4/6/2041, with tenant break 3/6/2036
- £30,000 per annum, 5 yearly rent review to CPI compounded annually, collar and cap 1-3%
- FRI
- Offers over £400,000 exclusive



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### Location

- Montrose is a busy port on the east coast of Scotland, with a population of approximately 11,500
- 40 miles south of Aberdeen and 30 miles north of Dundee
- The property is in a densely populated residential area
- In close proximity to the industrial estates and A92 trunk road through Montrose

### Proposal

Offers over £400,000, subject to contract and exclusive of VAT

### AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on a purchaser. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

### Description

- Detached single storey convenience store with brick/block walls part rendered externally together and a pitched, slated roof.
- Fitted out in standard Scotmid Co-op style comprising sales area, stockroom and staff facilities.
- Dedicated customer car park
- Gross internal area 217.3 sq m (2,339 sq ft)

### Tenure

Heritable (Scottish equivalent of English freehold).

### EPC

The property has an EPC rating of B.

### VAT

Elected for VAT.

It is anticipated that the sale will be undertaken by way of a TOGC.

### Viewing and Offers

Please contact the sole agent for all viewings, all offers should be submitted in writing :

#### Dave Macleod

T: 07834 100720

E: dave.macleod@fgburnett.co.uk

## FG Burnett

### Tenant Covenant

	To 31/1/26	To 31/1/25	To 31/1/24
Turnover	£432.229M	£429.413M	£424.938M
Trading Profit	£1.009M	£4.003M	£4.283M
Shareholder Funds	£128.894M	£127.218M	£120.825M

DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. May 2026.