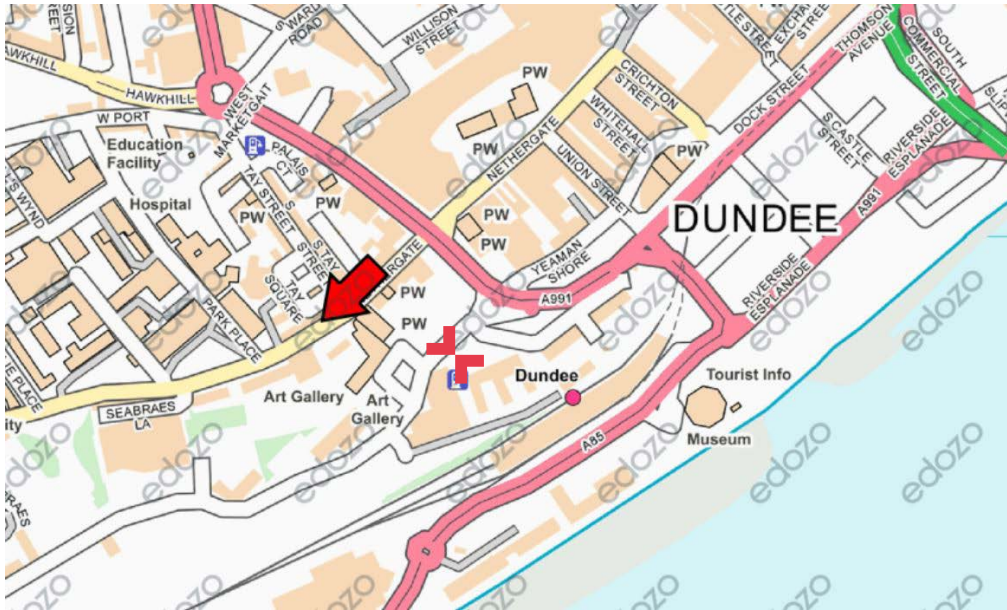




125A Nethergate, Dundee, DD1 4DW

- Ground and basement retail premises
- Extends to 33.65 Sq.M. / 362 Sq.Ft.
- Ample on street car parking
- Popular independent trading location
- May qualify for 100% rates relief



## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 550,000.

The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within a 90 minute drive time.

Dundee is presently undergoing a £1 billion transformation to its waterfront which comprises significant development not only to the City Centre but also along Riverside Drive to the City's airport and the surrounding area. The centre-piece to the waterfront development is the V&A Dundee, the first ever design museum to be built in the UK outside of London, and an international centre for design in Scotland.

More precisely, the subjects are located on the north side of Nethergate, close to its junction with Marketgait/West Marketgait. The property sits on a busy thoroughfare linking the city centre to the west end and cultural quarter.

The subjects sit within a vibrant mixed-use area. Surrounding operators include: Dundee Contemporary Arts (DCA) Centre, The Rep Theatre, The University of Dundee and Overgate Shopping Centre.

The approximate location of these subjects is shown by the OS Plan to the side.

## DESCRIPTION

The subjects comprise a ground floor and basement retail unit benefiting from frontage onto Nethergate, contained within a mid-terraced tenement building.

Internally the subjects provide open plan retail accommodation with basement staff facilities and WC. The premises may suit a variety of uses, subject to consents.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Floor	Sq m	Sq ft
Ground	27.78	299
Basement	5.87	63
<b>Total</b>	<b>33.65</b>	<b>362</b>

## LEASE TERMS

Consideration will be given to a sublease or assignment. Further information on lease terms and rent are available via the Sole Agents.

## RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £10,800.

The Uniform Rate for the financial year 2020/21 is 49.8p, excluding water and sewerage rates.

The subjects may qualify for 100% rates relief.

## EPC

Available upon request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: February 2022