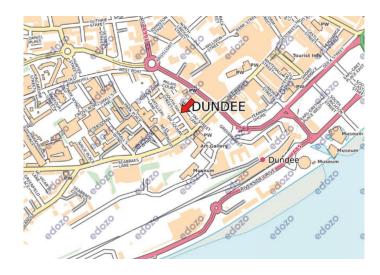




# 9 SOUTH TAY STREET, DUNDEE, DD1 1NU

- ATTRACTIVE TOWN-HOUSE STYLE OFFICE
- CITY CENTRE LOCATION WITH DEDICATED PARKING
- £11,000 PER ANNUM
- MAY QUALIFY FOR 100% RATES RELIEF
- NIA 98.58 SQ.M. / 1,060 SQ.FT







#### LOCATION

Dundee is Scotlands fourth largest city with an estimated population of approximately 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retail 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 minutes drive time.

The subjects are located on South Tay Street which lies on the western fringe of the City Centre, close to the inner ring road and is an established office location. The area is a designated Cultural Quarter with numerous bars, restaurants and commercial occupiers located in proximity.

In addition, the office benefits from their close proximity to the City Centre and also for the main campus for the University of Dundee.

# **DESCRIPTION**

The subjects comprise a traditional town-house style office on the first floor of a 3 storey, 3-bay classically detailed Class A listed building. 9 South Tay Street is an attractive building of traditional masonry construction with sandstone ashlar to the street elevation.

The office benefits from glazed windows with timber frames overlooking South Tay Street, providing bright office accommodation divided into 3 separate offices and an open plan reception area. The subjects benefit from WC and kitchenette facilities, with the added benefit of 2 dedicated car parking spaces to the rear.

Access to the office is via a secured entrance system.

## **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	95.58	1,060

#### **LEASE TERMS**

The subjects are available To Let for  $\mathfrak{L}11,000$  per annum. further information is available from the Sole Agents.

## **RATEABLE VALUE**

The subjects have been entered into the valuation roll with a rateable value of £10,600

The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

## EPC

Available upon request.

## VAT

All figures are quoted exclusive of VAT, however interested parties are advised to satisfy themselves in this regard.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

## To arrange a viewing please contact:



Murray Watson Graduate Surveyor murray.watson@g-s.co.uk 01382 200 064



**Grant Robertson**Associate
grant.robertson@g-s.co.uk
01382 200064

## IMPORTANT NOTICE

- 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.
- 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.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/ Tenants.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our
- 6. Date of Publication: February 2022