

TO LET
OFFICE

GRAHAM
SIBBALD



148 NETHERGATE, DUNDEE, DD1 4EA

- GROUND FLOOR OFFICE
- EXCELLENT CITY CENTRE LOCATION
- MAY QUALIFY FOR 100% RATES RELIEF
- EXTENDS TO 144.89 SQ.M / 1,560 SQ.FT

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located on the Nethergate 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.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a self-contained ground floor office with internal accommodation split to provide reception area, and 3 other offices of traditional cellular layout. The subjects form part of a traditional 3-storey plus basement and attic, traditional stone constructed end of terraced property, under a pitched and slated roof.

The subjects also benefit from a WC on the ground floor, a small kitchen at the lower ground floor level and another WC located within the basement. The subjects benefit from many traditional features and are fitted with both a security and fire alarm.

ACCOMMODATION

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

	Size (SQ.M)	Size (SQ.FT)
Office	144.89	1,560

LEASE TERMS

The subjects are available To Let. Offers of £15,000 per annum are invited. Further information is available from the Sole Agents.



EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £11,300.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. 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 Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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



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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.
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6. Date of Publication: September 2022