

RETAIL/SALON PREMISES

- > WELL LOCATED RETAIL/SALON UNIT WITHIN POPULAR BLACKNESS AREA
- > SUITABLE FOR A VARIETY OF USES
- > ON-STREET PARKING NEARBY
- > £8,000 PER ANNUM
- > 100% RATES RELIEF
- > NIA: 42.10 SQ M (453 SQ FT)



TO LET

169 BLACKNESS ROAD, DUNDEE, DD1 5PH

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LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (source: focus).

Dundee is Scotland’s fourth largest city and is the regional centre for employment, services and retailing within Tayside. The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

The subject property is located on the North Side of Blackness road opposite its junction with Annfield Road.

Blackness is an area within the west end of the city and the property is situated in a mixed residential/commercial area with a large proportion of students due to its close proximity to the University of Dundee.

Other established businesses within the area include Clarks 24hr Bakery, Grants Butchers and the Victor fish bar.

ACCOMMODATION	SQ M	SQ FT
Ground - Retail	42.10	453
TOTAL	42.10	453

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



DESCRIPTION

The property comprises the ground floor of a traditional 4 storey tenement building with double frontage onto Blackness Road.

The subjects benefit from modern gas central heating, electrical security shutters, security alarm, double glazing and entrance is by way of a centrally located fully glazed pedestrian door.

Internally the accommodation has been refurbished as a hair and beauty salon. There are a number of fixtures and fittings which may be available to a new tenant if desired. Please call for details.

The accommodation includes a reception area, main salon with a staff kitchen and W/C to the rear.

The property also offers the opportunity to be converted for a range of alternative commercial uses under Class 1A (Retail/Office) use and would be ideally suited for a Convenience Store, Barber/ Hairdresser, Beauty Salon, Tattoo Studio or similar.

RENT

Our clients are seeking offers over £8,000 per annum on full repairing and insuring (FRI) terms for a negotiable number of years.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value – £3,950

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage

The subjects qualify for qualify for up to 100% rates relief via the Small Business Bonus Scheme.

EPC

The subjects are to be assessed for energy performance purposes. A copy of the EPC will be made available on request.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any LBTT, registration dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT which may be applicable.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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