

272 PERTH ROAD, DUNDEE, DD2 1AE



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 150,000 persons and a catchment of some 500,000 persons (Source Dundee City Council).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The City has its own airport with daily flights to London and Belfast and sits on the main East Cost Railway Line which runs services into London (Kings Cross).

The ongoing regeneration as part of the waterfront development has been well documented and the construction of the V&A Museum will help establish Dundee as a major regional centre.

The property is located on the southern side of Perth Road, between its junctions with Step Row and Union Place. Neighbouring commercial occupiers include Shelter, Premier Convenience Store, Sainsbury's, The Speedwell Bar and Boots Pharmacy.

DESCRIPTION

The subjects form the ground, lower ground and basement floors of a traditional, 4 storey tenement building with basement.

The property is of stone construction, under a pitched roof overlaid in slate with solid concrete floors at ground and basement levels and a timber suspended floor at lower ground floor level.

There is no parking vested with the property, however, on street parking is available on Perth Road.

ACCOMMODATION	m ²	ft ²
Ground Floor – Retail Floor Area	62	667
Lower Ground Floor – Workshop, kitchenette, W.C, Storage	32.9	365
Basement - Storage	111.65	1,201
TOTAL	207	2,233

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll for rating purposes as follows:

Rateable Value - £12,400

The unified business rate for 2023/2024 is 49.8p.

EPC

Available upon request.

TERMS

The property is available for lease for a negotiable term of years on a Full Repairing and Insuring basis.

Asking Rent – £14,000 per annum.

VAT

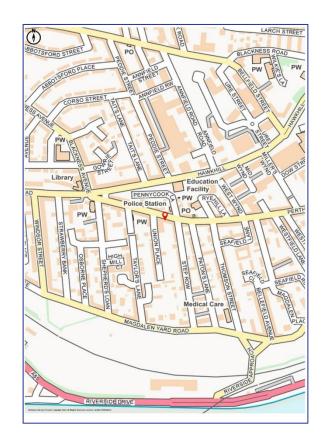
Prices are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party will be responsible for their own legal with the ingoing tenant being responsible for LBTT and Registration Dues thereon

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 – 01382 878005 Scott Robertson – <u>s.robertson@shepherd.co.uk</u>



