



## RETAIL / OFFICE PREMISES

- > POPULAR MIXED COMMERCIAL / RESIDENTIAL AREA
- > PROMINENT CORNER LOCATION
- > AMPLE PARKING WITHIN THE IMMEDIATE VICINITY
- > 100% RATES RELIEF
- > NIA: 105.2 SQ. M (1,132 SQ. FT)
- > OFFERS OVER £50,000

# FOR SALE

**1 ARBROATH ROAD / 201 PRINCES STREET, DUNDEE, DD4 6DQ**

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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 150,000 persons (National Records of Scotland 2020).

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

The subjects are located within a secondary retail location to the east of Dundee City Centre. The subjects occupy the corner of Arbroath Road and Princes Street at the busy junction with Albert Street.

Surrounding occupiers include a number of local retailers at ground floor level with residential flats on the upper floors.

## DESCRIPTION

The subjects comprise a ground floor and basement retail unit forming part of traditional corner 4 storey tenement building.

The main walls are of stone construction whilst the roof over is of pitched timber construction and clad in slate.

The property is accessed to the front elevation via a single recessed pedestrian door with glazed frontage.

There is no on street parking directly outside the property however there is ample on street parking available nearby.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Sales, Storage, WC	52.9	569
Basement Floor - Storage	52.3	563
<b>TOTAL</b>	105.2	1,132

## RATEABLE VALUE

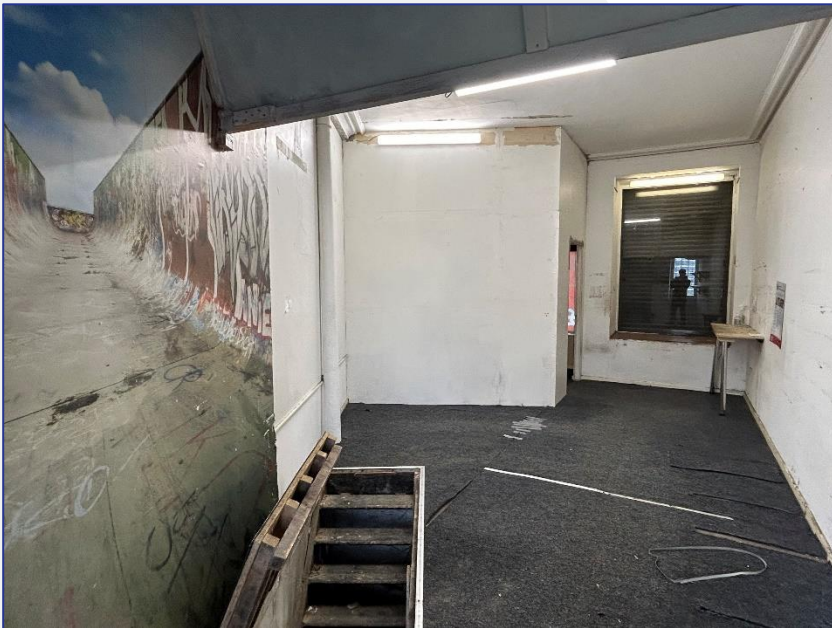
The premises have been accessed for rating purposes and are entered into the Valuation Roll for the current year at:

Rateable Value: £5,700.

The unified Business Rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewage.

The premises therefore qualify for up to 100% Small Business Relief





## EPC

Available upon request

## TERMS

Our clients would consider offers over £50,000 for their heritable interest.

## VAT

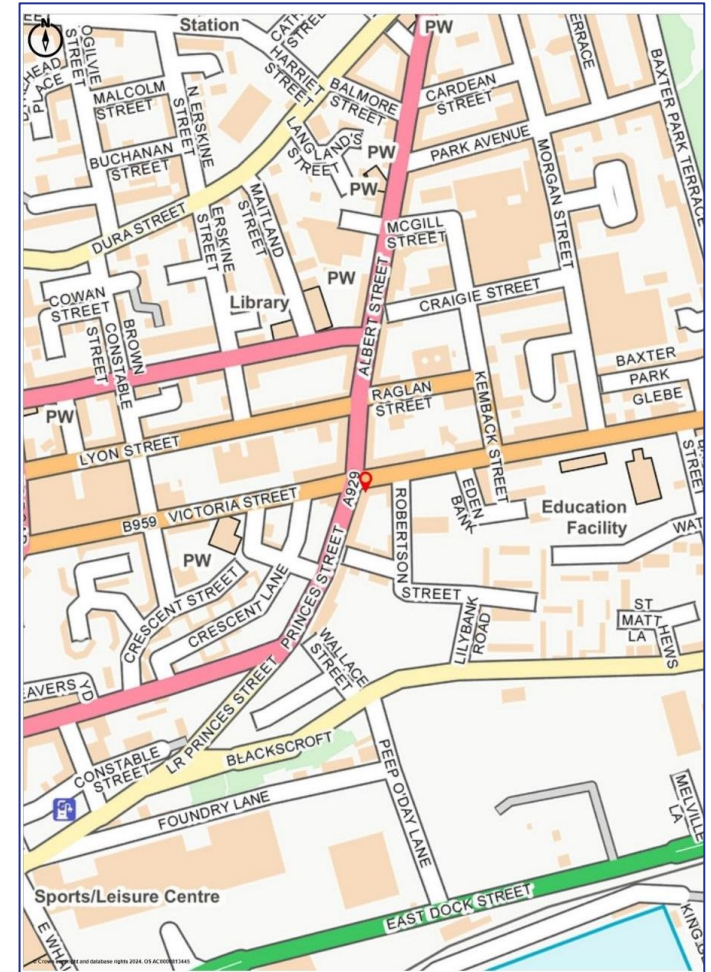
Price are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## 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 – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: MARCH 2023

