



1A THISTLE STREET, DUNDEE, DD3 7RF

- FORMER NURSERY
- MAY SUIT A VARIETY OF COMMERCIAL USES - STC.
- SECURE OUTDOOR GARDEN
- MIXED COMMERCIAL & RESIDENTIAL LOCATION
- G.I.A — 228.96 SQ.M/2,464 SQ.FT



LOCATION

Dundee is Scotland's 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 themselves are located on a small industrial estate situated on the north side of Thistle Street, within the Stobswell area of Dundee. The surrounding area is mixed commercial and residential in nature, with Strathmartine road retail strip located within close proximity. The subjects have excellent access links to the city's main arterial routes and the Kingsway, Dundee's outer ring road.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subject comprises a purpose-built single storey, plus attic commercial building with a secure outdoor garden space.

Internally ground floor accommodation is largely open plan in its nature, suitable for a variety of commercial uses. Attic level provides office and staff facilities.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross floor areas

Floor	Sq.m.	Sq.ft
Ground	172.5	1,857
Attic	56.46	607
Total	228.96	2,464

TERMS

The subjects are available To Let for £15,000 per annum. Further information in this regard is available for the Sole Agents.

EPC

Available on request

RATEABLE VALUE

The subjects are entered in the valuation roll with a net and rateable value of: £17,300.

The Unified Business Rate 2023/2024 is 0.49p excluding water and sewage 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 Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Garth Davison

Director

garth.davison@g-s.co.uk

01382 200 064



Charles Clark

Commercial Property Agent

Charles.Clark@g-s.co.uk

01382200064

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
2. 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.
4. 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 offices.
6. Date of Publication: March 2024