FOR SALE/ TO LET

Established Newsagency Business

30 Gardner Street, Dundee, DD3 6DR



- **Excellent opportunity to acquire established newsagents business including property.**
- **Offers in the region of £155,000 for property and business.**
- **Rental offers of £9,000 per annum plus premium of £55,000 for business/goodwill**
- **100% rates relief.**

VIEWING & FURTHER INFORMATION:

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LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (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 (Census 2011).

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 (Stansted Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration, as part of the water front 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 prominently located on the west side of Gardner Street at its junction with Campbell Street approximately 1 mile to the north west of Dundee City Centre.

Gardner Street is a vehicular route linking Lochee Road to the south with Harefield Road and Strathmore Avenue to the north.

On street car parking is available within the immediate vicinity.

DESCRIPTION

The subjects comprise the ground and basement floors within a 4½ storey stone built tenement with private residential accommodation above.

The property benefits from a prominent frontage to both Gardner Street and Campbell Street and internally provides good open plan accommodation.

A hatch within the floor provides access to basement storage.

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ACCOMMODATION

We calculate the net floor area extends to the following:

Ground Floor	-	47.61 sq. m. (512 sq. ft.)
Basement	-	29.05 sq. m. (313 sq. ft.)
Total	-	76.66 sq. m. (825 sq. ft.)

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £5,000.

The unified business rate for 2017/2018 financial year is 46.6p.

As such the property currently benefits from 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

TERMS

Our client is seeking offers in the region of £155,000 for their business and freehold interest.

Alternatively rental offers in the region of £9,000 per annum for a negotiable term of years is invited, with premium of £55,000 payable for business goodwill.

BUSINESS

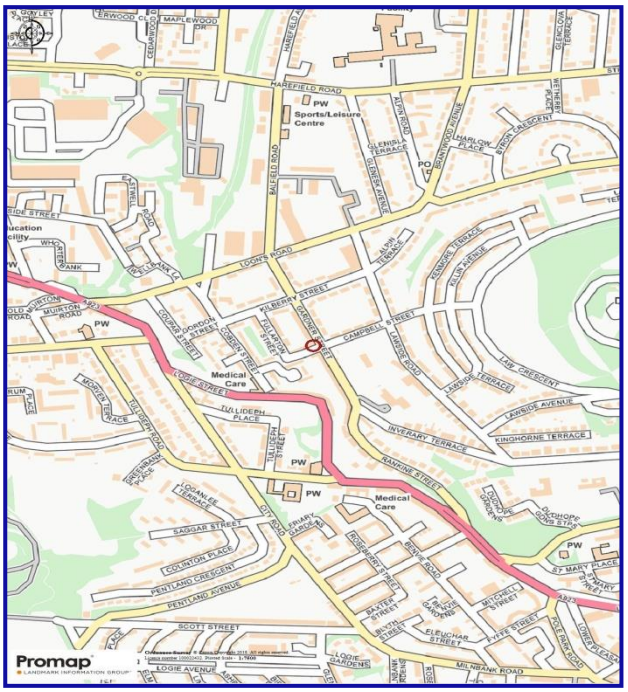
Established newsagents business with trading information available to genuinely interested parties.

VAT

Prices are quoted exclusive of VAT if 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 on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.





VIEWING

For further information or viewing arrangements please contact us on the details below:

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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 only 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.