FOR SALE

Office Unit with Store

25 – 27 City Road, Dundee, DD2 2BL



- **Opportunity to acquire office with store**
- **Suitable for retail, salon and other uses (subject to planning)**
- **100% rates relief**
- **Offers in the region of £69,000.**

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 opening of the V & A Museum will help establish Dundee as a major regional centre.

The property is prominently located on the east side of City Road at its junction with Pitfour Street approximately 1.6 km (1 mile) to the west of Dundee City Centre.

City Road is a vehicular route linking Lochee Road to Milnbank Road and Pentland Avenue.

On street car parking is available within the immediate vicinity.

DESCRIPTION

The subjects comprise the ground and first floors within a 4½ storey stone built tenement with residential flats on the upper floor.

The property benefits from a prominent frontage to City Road and internally provides modern office accommodation, across ground and first floors, with associated staffing facilities. Accommodation includes a reception area, three offices, canteen, 2 x Wc's and basement storage area. In addition to this the

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offices connect to a two level secure store, which has an independent access.

The property has been fully modernised with double glazing, security doors, automatic LED lighting, Fresh Air Handling Unit, fire alarm system, keypad entry and energy efficient electric heating, and is ready for immediate use.

The property may also be suitable for retail salon and other uses and can be converted to form two independent units, subject to the necessary local authority permissions.

ACCOMMODATION

We calculate the subjects extend to 102.38 sq. m. (1,102 sq. ft.) on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The subjects are entered in the Valuation Roll as undernoted:

25 City Road - £1,850.

27 City Road - £1,525.

The unified business rate for 2019/2020 financial year is 49p.

As such the property currently qualifies for up to 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

TERMS

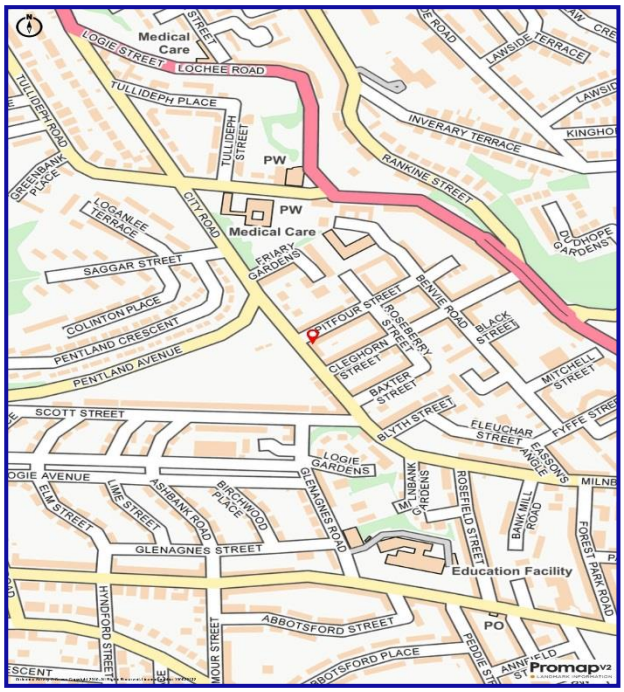
Our client is seeking offers in the region of £69,000 for their heritable (freehold) interest.

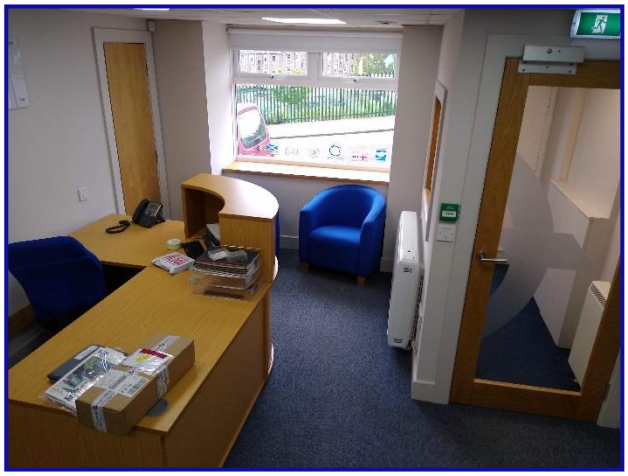
VAT

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

Please contact us for further information and viewing arrangements.

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