



9 SOUTH TAY STREET, DUNDEE, DD1 1NU

- ATTRACTIVE TOWN-HOUSE STYLE OFFICE
- CITY CENTRE LOCATION WITH DEDICATED PARKING
- £11,000 PER ANNUM
- MAY QUALIFY FOR 100% RATES RELIEF
- NIA — 98.58 SQ.M. / 1,060 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 are located on South Tay Street which lies on the western fringe of the City Centre, close to the inner ring road and is an established office location. The area is a designated Cultural Quarter with numerous bars, restaurants and commercial occupiers located in proximity.

In addition, the office benefits from their close proximity to the City Centre and also for the main campus for the University of Dundee.

DESCRIPTION

The subjects comprise a traditional town-house style office on the first floor of a 3 storey, 3-bay classically detailed Class A listed building. 9 South Tay Street is an attractive building of traditional masonry construction with sandstone ashlar to the street elevation.

The office benefits from glazed windows with timber frames overlooking South Tay Street, providing bright office accommodation divided into 3 separate offices and an open plan reception area. The subjects benefit from WC and kitchenette facilities, with the added benefit of 2 dedicated car parking spaces to the rear.

Access to the office is via a secured entrance system.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Floor	Sq m	Sq ft
Ground	95.58	1,060

LEASE TERMS

The subjects are available To Let for £11,000 per annum. Further information is available from the Sole Agents.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £10,600

The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

All figures are quoted exclusive of VAT, 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:



Murray Watson
Graduate Surveyor
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01382 200 064



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IMPORTANT NOTICE

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6. Date of Publication: February 2022