



1st Floor Office (Rear), 7 Ward Road, Dundee, DD1 1LP
CITY CENTRE OFFICE / DEVELOPMENT OPPORTUNITY

Tenure	To Let / For Sale
Available Size	806 sq ft / 74.88 sq m
Price	Offers in excess of £65,000.00 ex VAT
Rates Payable	£2,888.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£5,800
EPC Rating	Upon enquiry

Key Points

- EXCELLENT CITY CENTRE LOCATION
- MIXED COMMERCIAL / RESIDENTIAL BLOCK
- MAY BE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
- CLOSE TO DUNDEE WATERFRONT
- GRADE B LISTED BUILDING
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

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Description

The subjects comprise a first floor office suite situated to the rear of a 3-storey stone constructed terraced building originally built late 19th century and are currently Category B Listed. The main access is provided from Ward Road with access to the upper floors through a well maintained inner hall and communal stairwell.

Internally the accommodation is arranged to provide cellular rooms which provide flexible commercial accommodation with potential for office/studio/treatment rooms/salon use with additional reception / waiting area, storage space and WC facilities.

The accommodation is fitted out with a mixture of carpet and vinyl flooring, fluorescent strip lighting supplementing ample natural light through single glazed sash windows and wall mounted electric panel heaters.

Location

The premises are situated on the north side of Ward Road, in between its junctions with Nicoll Street and Constitution Road, and benefit from a central position being close to the Overgate and Wellgate shopping centres. Dundee and Abertay Universities are located a short distance from the subject premises.

Neighbouring properties are a mix of residential and commercial use, with many offices, banks and licensed premises situated nearby.

The subjects are in close proximity to Dundee Waterfront area which is currently undergoing a multi-million-pound redevelopment. The Victoria & Albert Museum forms the central attraction of the Waterfront and is within 5 minutes walk of the premises.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:

First Floor - 74.88 sq m (806 sq ft)

Terms

The premises are available on full repairing terms at a rental of £6,500 per annum.

Alternatively, our clients would consider offers in excess of £65,000 for the heritable proprietors interest.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

NAV/RV - Office - £5,800

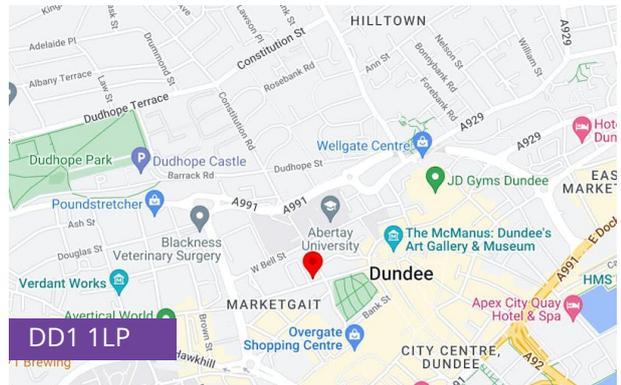
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request.

Viewing Arrangements

Please contact the sole marketing agents, Westport Property, to arrange a viewing.



Viewing & Further Information



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