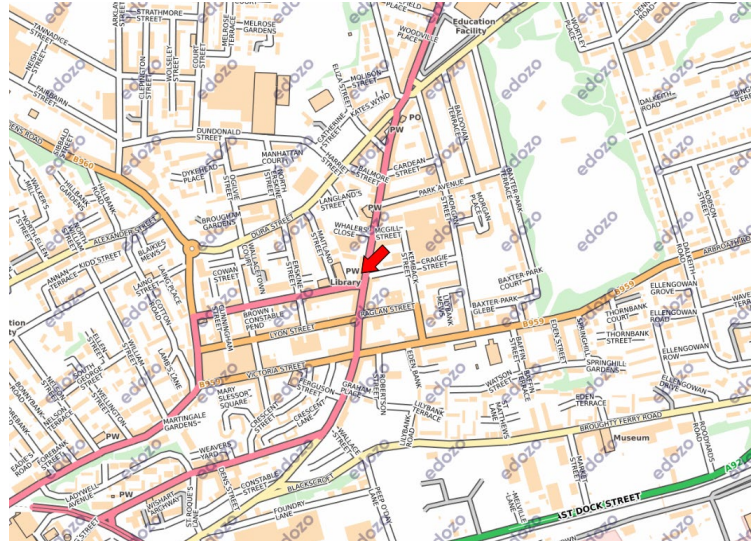


TO LET
RETAIL UNIT



64 Albert Street
Dundee
DD4 6QH

- Ground Floor Retail Unit
- Ample on Street Parking
- Busy Commercial Location
- May Qualify For 100% Rates Relief
- Extends to 30.01 sq.m (323 sq.ft)



To arrange a viewing please contact:



Grant Robertson
 Director
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Charles Clark
 Commercial Property Agent
 01382 200064
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LOCATION

Dundee is Scotlands 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 city has its own Airport with daily flights to London. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross Station.

The subjects themselves are located on the west side of Albert Street, within a busy commercial and residential area.

The approximate location of these subjects is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a mid-terraced

tenement building. The property has the benefit of a prominent glazed display frontage fronting onto Albert Street. Access to the subjects is via a recessed pedestrian door, positioned at street level.

Internally the property is primarily open plan in its nature whilst providing kitchenette and WC facilities. The subjects may suit a variety of commercial uses, subject to the required planning consents.

ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

UNIT	SQ.M.	SQ.FT
Ground Floor	30.01	323

RATEABLE VALUE

The subjects have a Net and Rateable Value of £3,800

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

TERMS

The subjects are available to let offers of £6,500 per annum are invited. further information is available form the sole letting agents.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

EPC

Available on request

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2024