

RETAIL / OFFICE PREMISES WITH CLASS 3 HOT FOOD CONSENT

- > EXCELLENT LOCATION
WITHIN PERTH ROAD RETAIL
DISTRICT
- > CLASS 3 (HOT FOOD)
CONSENT
- > LARGE RETAIL FRONTAGE
WITH RETURN FRONTAGE TO
STEP ROW
- > 100% RATES RELIEF
- > NIA: 145.32 SQ M (1,564 SQ
FT)
- > OIEO: £12,000 PER ANNUM



TO LET

260 PERTH ROAD, DUNDEE, DD2 1AE

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LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (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 (Source: Focus).

Dundee is Scotland’s forth 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) and sits on the main East Coast Railway Line which runs services into London (Kings Cross). The ongoing regeneration as part of the waterfront development has been well documented and the construction of the V&A Museum will help establish Dundee as a major regional centre.

The subjects are located to the West of Dundee City Centre on the southern side of the busy Perth Road, at its junctions with Pennycook Lane and Step Row. Perth Road is a popular commercial and residential location in close proximity to Dundee University.

Neighbouring properties include McIntyres hairdressers, Perth Road Post Office, The Tay Bridge Bar, Shelter, Sainsbury’s, The Speedwell Bar and Boots Pharmacy.

DESCRIPTION

The subjects form the ground floor and basement of a traditional tenement building which is arranged over four floors with a basement. The property is of stone construction, under a pitched roof overlaid in slate.

The subjects occupy a prominent corner location and benefit from a large glazed retail frontage to Perth Road and return frontage to Step Row. The entrance is by way of an automatic pedestrian door.

Internally, the subjects have a newly installed suspended ceiling with plater and painted walls and a suspended timber floor.

The property is ideally located within a busy retail area within the prosperous West End of the City.

ACCOMMODATION

FLOOR	DESCRIPTION	SQ M	SQ FT
GROUND	MAIN RETAIL/ OFFICE AND WC	72.86	784
BASEMENT	STORAGE AND WC	72.46	780
TOTAL		145.32	1,564

The floor areas have been calculated on a Net Internal Area (NIA) basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018).



RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £11,400

The Unified Business Rate for the financial year 2022/2023 is 49.8 pence exclusive of water and sewerage.

EPC

Copy available on application.

PROPOSAL

Our client is seeking offers to lease the premises on a Full Repairing and Insuring basis, for a term of years to be negotiated.

Offers over £12,000 per annum are invited.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon

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



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
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www.shepherd.co.uk



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 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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2022**