

RETAIL / OFFICE UNIT

- > PROMINENT LOCATION
- > POPULAR MIXED COMMERCIAL / RESIDENTIAL AREA
- > 100% RATES RELIEF
- > AMPLE PARKING WITHIN IMMEDIATE VICINITY
- > NIA: 32.24 SQ M (347 SQ FT)
- > ASKING PRICE ON APPLICATION



FOR SALE

67 ALBERT STREET, DUNDEE, DD4 6NZ

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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) 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 opening of the V&A Museum has helped establish Dundee as a major regional centre.

The subjects are situated on the east side of Albert Street, a mixed residential / commercial area approximately 1 mile north-east of Dundee City centre.

Albert street is a main bus route and is one of the arterial routes leading from Dundee city centre to the north towards Aberdeen and south towards the Tay bridge / Edinburgh.

DESCRIPTION

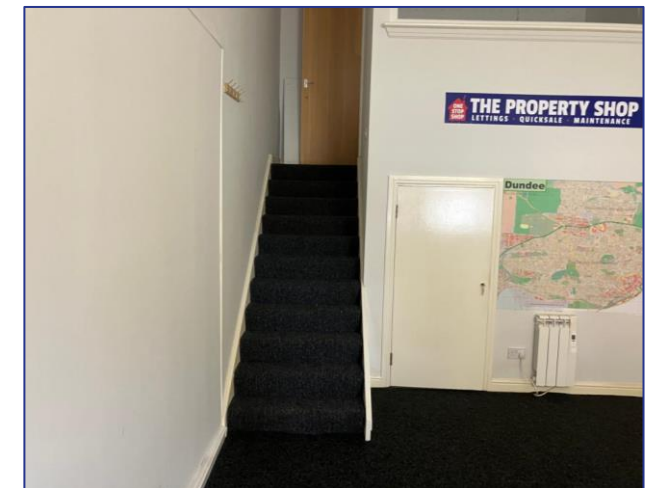
The subjects comprise a commercial unit over ground / mezzanine level with a mid-terraced building. The upper floors are in residential use.

Surrounding occupiers include a mix of local retailers.

The subjects are currently vacant. They would be suitable for a wide variety of retail or office uses.

ACCOMMODATION

	SQ M	SQ FT
GROUND	26.24	282
MEZZANINE	6	65
TOTAL	32.24	347



The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property measurement Guidance (2nd edition).

TERMS

Our clients are seeking to sell their heritable interest.

Asking Price on application.

RATEABLE VALUE

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

Net and Rateable Value: £2,300.

The Unified Business Rate for the financial year 2023 / 2024 is 49.8 pence exclusive of water and sewerage.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

VAT

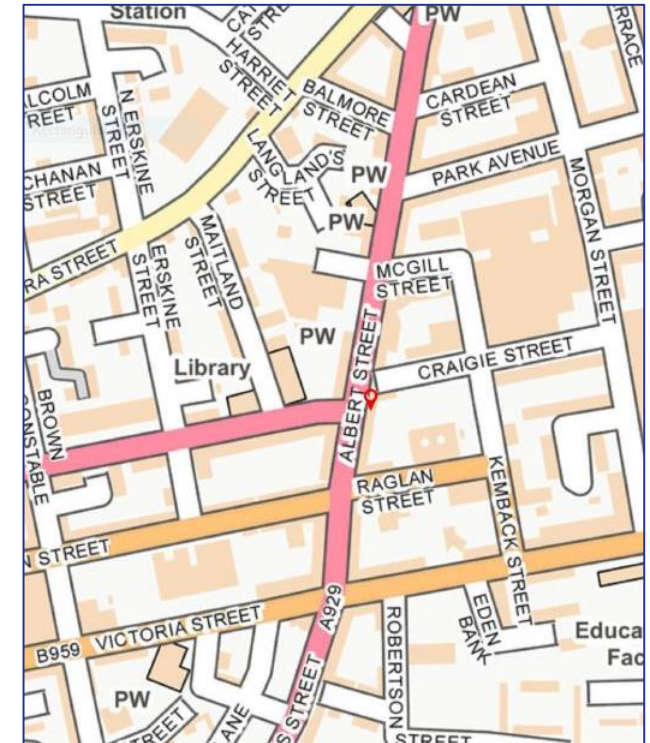
All prices quoted are exclusive of VAT.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the purchaser responsible for any land and building transaction tax (LBTT), registration dues etc. 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:

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