

## INVESTMENT OPPORTUNITY

- > EXCELLENT INVESTMENT OPPORTUNITY IN POPULAR MIXED RESIDENTIAL/ COMMERCIAL LOCATION.
- > LET TO AMERICAN GOLF (TRADING) LIMITED UNTIL 5<sup>TH</sup> FEBRUARY 2027 AT £44,000 PER ANNUM
- > PRICE - £475,000
- > NET INITIAL YIELD OF 8.87%



# FOR SALE

**UNIT 13, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA**

**CONTACT:** Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) 01382 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**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 150,000 persons and a catchment of some 500,000 persons (source: Dundee City Council).

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 (London City) 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 within the City Quay area of Dundee immediately to the south of the city centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings.

The City Quay location is a 5-minute walk from the Dundee Bus Station and less than 10 minutes walk from the railway station and V & A Museum.

**DESCRIPTION**

The subjects comprise a mid terraced retail property occupied by American Golf and contained within a terraced parade of similar units. The main walls are of brick construction with pitched slate roof over, forming part of a 'B' listed former railway shed . Internally the accommodation comprises open plan retail space and associated storage ,kitchen and toilet facilities. There is both front and rear access into the property.

<b>ACCOMMODATION</b>	<b>Net SQ. M.</b>	<b>Net SQ. FT.</b>
<b>Ground Floor</b>		
Retail Showroom	372	4,000
<b>TOTAL</b>	<b>372</b>	<b>4,000</b>

**RATEABLE VALUE**

£35,900

**COVENANT/LEASE**

American Golf is Europe's largest golf retailer and has 93 stores in the UK and the Republic of Ireland.

The property has been let to American Golf (Trading) Ltd from 6 February 2017 and expires 5 February 2027. They did not exercise their break option in 2022. The annual rent is £44,000 per annum

**EPC**

Available upon request.



## TERMS

The property is available for sale at £475,000 subject to the existing occupational lease. A purchase at this level would represent a net initial yield of 8.87%.

## VAT

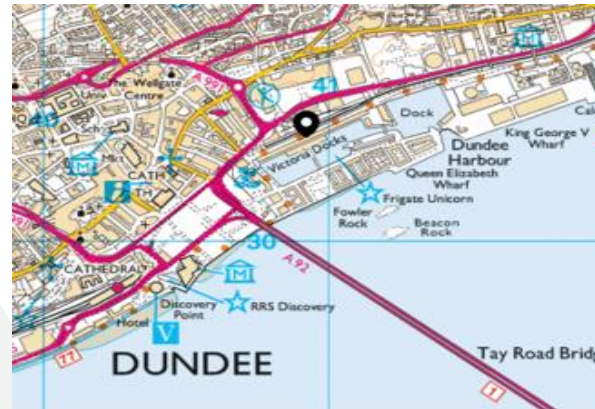
The property hasn't been elected for VAT and as such VAT will not be payable on the purchase price.

## 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.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA 01382 878005  
Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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