



OFFICE / RETAIL OPPORTUNITY

- > CLOSE TO DUNDEE CITY CENTRE
- > MIXED COMMERCIAL/RESIDENTIAL BLOCK
- > SUITABLE FOR VARIETY OF DIFFERENT USES SUBJECT TO CONSENT
- > 100% RATES RELIEF
- > NIA FLOOR AREA: 320 SQ. FT.
- > RENTAL OFFERS OVER £5,000 PER ANNUM

TO LET

44 DUDHOPE CRESCENT ROAD, DUNDEE, DD1 5RR

CONTACT: Scott Robertson – s.robertson@shepherd.co.uk – 01382 878005 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 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 property is positioned adjacent to the inner ring road and close to Abertay University, Dundee Sheriff Court and Bell Street car park. Dundee House which is Dundee City Council’s headquarters is located a short distance from the property.

DESCRIPTION

The subjects comprise a ground floor office unit forming part of a four storey traditional stone-built tenement building.

Internally the subjects comprise of a small office and counter area, rear kitchen with storage and WC facilities.

ACCOMMODATION

| | m² | ft² |
|---|----------------------|-----------------------|
| Ground Floor – Office, Storage Area, Kitchen and WC | 29.73 | 320 |
| TOTAL | 29.73 | 320 |

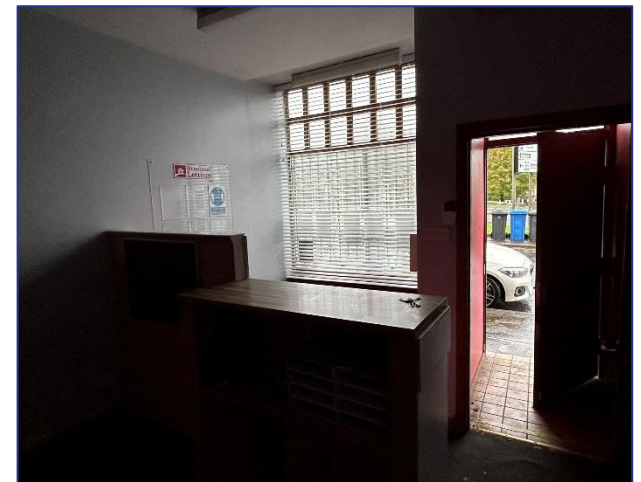
The foregoing areas have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £2,800

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

The subjects may qualify for full Small Business Bonus Relief



LEASE TERMS

Our client is seeking rental offers for a negotiable term of years. Offers in excess of £5,000 per annum are invited.

EPC

Available upon request

VAT

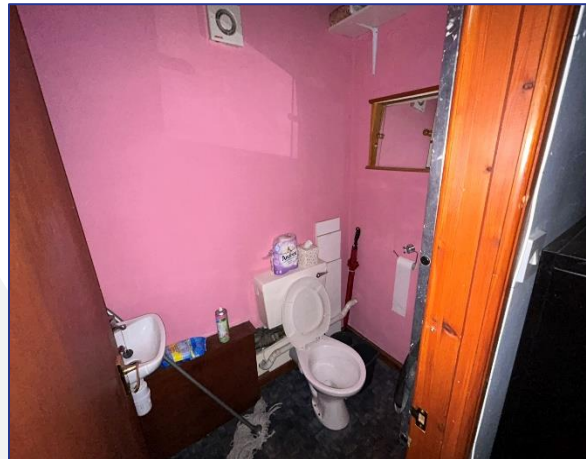
Prices are quoted exclusive of VAT

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

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 on 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
 Scott Robertson – s.robertson@shepherd.co.uk – 01382 878005

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. **PUBLICATION: OCTOBER 2023**