

RETAIL PREMISES

- > PROMINENT RETAIL UNIT IN POPULAR TRADING LOCATION
- > SUITABLE FOR A VARIETY OF DIFFERENT USES
- > ARRANGED OVER GROUND, LOWER GROUND AND BASEMENT LEVELS
- > BUSY THROUGHFARE
- > DOUBLE RETAIL FRONTAGE
- > NET INTERNAL AREA: 207 SQ M (2,233 SQ FT)
- > RENT - £14,000 PER ANNUM

TO LET

272 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 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 and Belfast and sits on the main East Cost 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 property is located on the southern side of Perth Road, between its junctions with Step Row and Union Place. Neighbouring commercial occupiers include Shelter, Premier Convenience Store, Sainsbury’s, The Speedwell Bar and Boots Pharmacy.

DESCRIPTION

The subjects form the ground, lower ground and basement floors of a traditional, 4 storey tenement building with basement.

The property is of stone construction, under a pitched roof overlaid in slate with solid concrete floors at ground and basement levels and a timber suspended floor at lower ground floor level.

There is no parking vested with the property, however, on street parking is available on Perth Road.

ACCOMMODATION	m²	ft²
Ground Floor – Retail Floor Area	62	667
Lower Ground Floor – Workshop, kitchenette, W.C, Storage	32.9	365
Basement - Storage	111.65	1,201
TOTAL	207	2,233

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll for rating purposes as follows:

Rateable Value - £12,400

The unified business rate for 2023/2024 is 49.8p.

EPC

Available upon request.

TERMS

The property is available for lease for a negotiable term of years on a Full Repairing and Insuring basis.

Asking Rent – £14,000 per annum.

VAT

Prices are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party will be responsible for their own legal with the ingoing tenant being responsible for LBTT and Registration Dues 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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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. **PUBLICATION: FEBRUARY 2024**