

RETAIL / OFFICE PREMISES

- > OPEN PLAN
ACCOMMODATION
- > PRIME LOCATION
- > SUITABLE FOR A VARIETY OF
USES
- > 100% RATES RELIEF UNDER
THE SMALL BUSINESS BONUS
SCHEME
- > NIA: 146 SQ M (1,571 SQ FT)
- > ASKING RENT: OIEO £15,000
PER ANNUM

TO LET

100 DURA STREET, DUNDEE, DD4 6TE

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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 (Source: Focus).

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 regeneration of the waterfront has been well documented and the opening for the V&A Museum has helped establish Dundee as a major regional centre.

The subjects front onto Dura Street near the junction with Albert Street and Forfar Road within a small secondary retail parade within a terrace of tenement type buildings.

Dura Street is a distributor road which acts as a link between the City Centre and the north east arterial route.

DESCRIPTION

The subjects were extensively demolished and reconstructed around 2004 and comprise a single storey building formerly occupied by Ladbrokes.

Surrounding occupiers include a mix of local and national operators.

The main walls are of block construction, which have been externally rendered, whilst the roof over is of metal profile sheeting.

Internally, floors are of concrete construction and the frontage is modern PVC door and window units with steel roller shutter protection.

The property is understood to connect to mains supplies of water, gas and electricity and drainage is assumed to be into the main public sewer.

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: £11,900

The Unified Business Rate for the financial year 2021/2022 is 49 pence exclusive of water and sewerage.

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



AREAS

Floor	Accommodation	SQ M	SQ FT
Ground	Customer Area with Staff Room, Storage, Male, Female and Disabled Toilet Facilities	146	1,571
Total		146	1,571

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

RENTAL TERMS

Our client is seeking rental offers in excess of £15,000 per annum for their leasehold interest.

EPC

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VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

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

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. **PUBLICATION: APRIL 2021**