

FOR SALE (ENTIRE BUILDING)

Ground Floor let to Oxfam.

Extensive retail space over basement, ground, first and second floor levels.

Upper floors stripped out.

Suitable for a range of uses (with consents).

Opportunity to create residential apartments over retail shop/office units in established City Centre location.

Price - £295,000



VIDEO TOUR



WHAT 3 WORDS

43 & 45 REFORM STREET, DUNDEE, DD1 1SH

CONTACT: Scott Robertson – s.robertson@shepherd.co.uk | 01382 878005
Gerry McCluskey – g.mccluskey@shepherd.co.uk

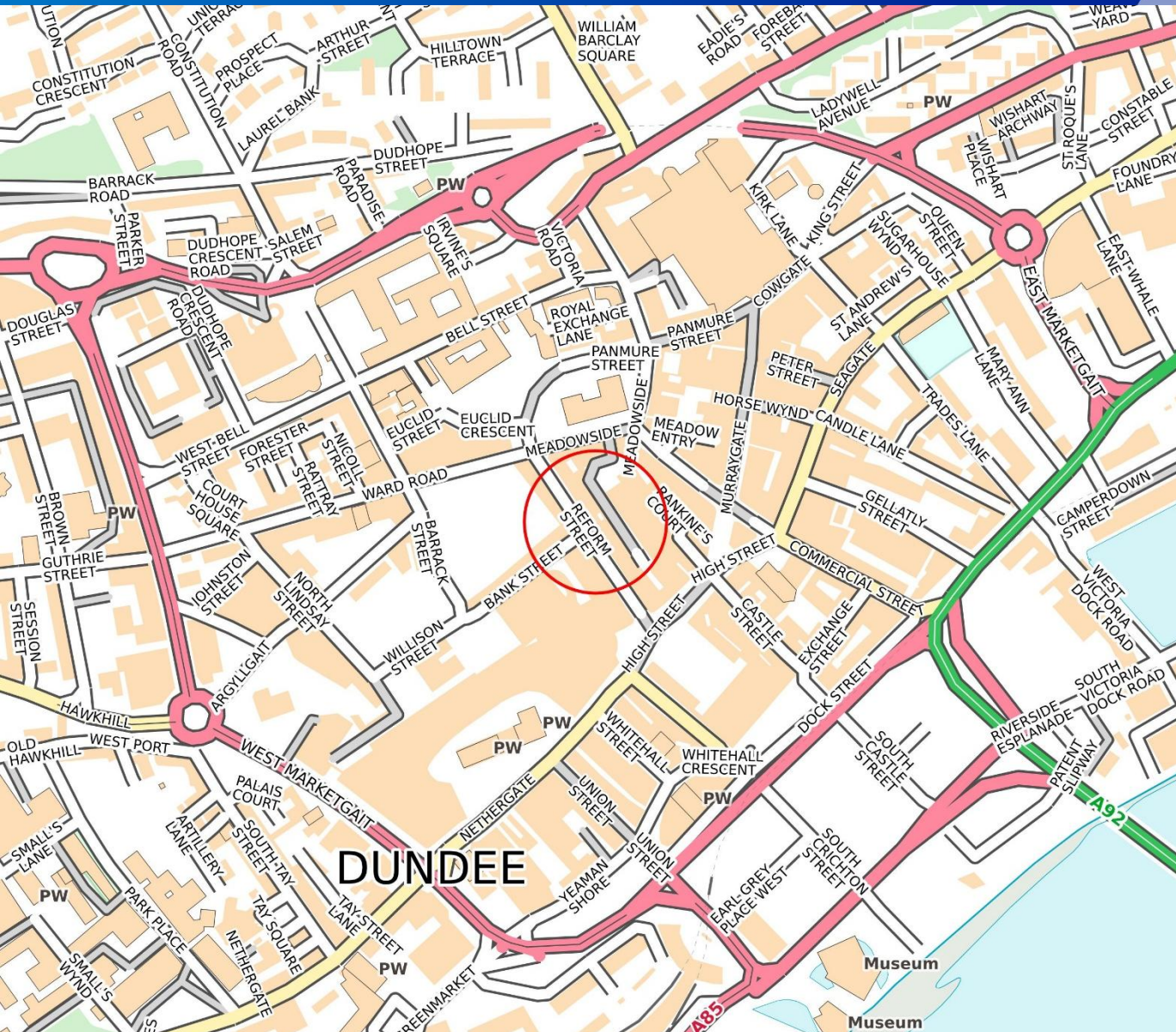
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Location

43 & 45 REFORM STREET, DUNDEE, DD1 1SH



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 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 (Heathrow) 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.

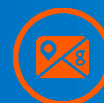
Local major employers in Dundee include DC Thomson, B.T., Dundee City Council, Dundee University and Abertay University, all located a short distance from the subjects.

The recent £10M investment in the port by Forth Ports to create a new quayside positions Dundee port as an ideal hub for the renewable energy and decommissioning sectors.

Reform Street is a busy traditional retail thoroughfare within the City Centre in close proximity to Overgate Shopping Centre the principal retail destination in Tayside.

Other nearby occupiers include Nationwide, Santander, The Pancake Place, McDonalds, Taco Bell, Boots, and Chisholm Hunter to name a few.

Description



FIND ON GOOGLE MAPS



Description

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The subjects comprise a Category 'B' Listed building, the accommodation occupying the entire basement, ground, first, second, third, and attic floors of the property known as 43 & 45 Reform Street with upper floor linkages into the common access and stair known as 41 Reform Street.

The basement, ground, and first floors are configured for retail purposes. The second floor is configured as a workshop. The third and attic floors are in shell form.

Accommodation

No.	Floor	m ²	Ft ²
45	Basement	91.06	980
	Ground Floor	75.82	816
TOTAL		166.88	1,796
43	Basement	75.20	809
	Ground Floor	90.50	974
	First	149.14	1,605
	Second	121.74	1,310
TOTAL		436.58	4,698
41	Third	132.91	1,341
	Fourth	105.04	1,131
TOTAL		237.95	2,472
GRAND TOTAL		841.14	8,966

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Energy Performance Certification

Available upon request.

Rateable Value

The properties are currently entered in the Valuation Roll as undernoted:

Address	Rateable Value
45 Reform Street	£21,500
43 Reform Street	£28,100
41 Reform Street (Third)	£1,900
41 Reform Street (Attic)	£0

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

Lease Details

45 Reform Street is let to Oxfam until 8th July 2025 at a current rent of £25,000 per annum.

The remainder of the building benefits from Vacant Possession.

Proposal

Offers of £295,000 are invited.

Plans for residential conversion of upper floors can be made available to seriously interested parties.

VAT

We are advised the property has not been elected for VAT purposes and that VAT will not be charged.

Legal Costs

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

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk



Gerry McCluskey

g.mccluskey@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



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.

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