

FOR SALE

DEVELOPMENT OPPORTUNITY



104-106 Lochee Road
Dundee, DD1 5RJ

- Traditional Stores/Unit
- Development Opportunity — subject to consents
- Close Proximity to City Centre
- May Suit a Variety of Uses
- Extends to 136.10 sq.m. / 1,465 sq.ft.
- May Qualify for 100% Rates Relief



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located approximately a ½ mile from the city centre. More precisely, the subjects are located on the south side of Lochee Road at the junction with Ash Lane.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor and basement unit/store contained within an end terraced tenement of traditional stone construction held beneath a pitched roof.

The subjects are accessed via a pedestrian door directly from Lochee Road. The basement stores are accessed externally from the rear of the property.

There is a small yard to the rear of the property with access from Ash Lane.

Internally, the subjects provide stores/workshop space and the provision of WC facilities to the rear. The subjects may suit a variety of uses and benefits from development potential, subject to necessary planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Gross Floor Areas:

104-106 Lochee Road	Size (SQ.M)	Size (SQ.FT)
Ground	68.05	732
Basement	68.05	732
Total	136.10	1,465

RATEABLE VALUE

The subjects have a Net and Rateable Value of:

104 Lochee Road - £2,250
106 Lochee Road - £1,200

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale. Offers over £80,000 are invited for the heritable interest.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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