

# TO LET

Retail/ Office Premises with  
Class 2 Consent

**11 Albert Square, Dundee, DD1 1XA**



- **May be suitable for conversion for alternative commercial use subject to appropriate planning consent.**
- **Car parking available at various City Centre public car parks nearby.**
- **Adjacent to McManus Gallery and Museum.**

## VIEWING & FURTHER INFORMATION:

Ronald Dalley  
ronald.dalley@shepherd.co.uk

Scott Robertson  
s.robertson@shepherd.co.uk

T: 01382 200454  
F: 01382 878008

[www.shepherd.co.uk](http://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 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 ongoing regeneration as part of the water front development has been well documented and the construction of the V & A Museum will help establish Dundee as a major regional centre.

The building of which the subjects form a part is located on Albert Square at the corner junction with Chapel Street and the junction with Commercial Street part of the Central Business District.

The property is adjacent to McManus Art Gallery Museum.

Multi storey/public car parking is available in the nearby Wellgate Centre, Gellatly Street, Bell Street and at other City Centre locations nearby.

Surrounding occupiers comprise a mix of local and national retail and office users such as Games Workshop, The Health Food Shop, Cash Generator and Direct Lettings along with Lloyds TSB Bank and Bach café.

## DESCRIPTION

The subjects comprise a retail unit over ground and basement floors forming part of a traditional four storey and basement stone and slate corner property.

The internal space has recently been refurbished to provide flexible a modern office/ retail space, benefiting from good window frontage to Albert Square and Chapel Street, with separate staff toilet and kitchen facilities to the rear.



# TO LET

## Retail/ Office Premises with Class 2 Consent



### 11 Albert Square, Dundee, DD1 1XA

Internally, the subjects have a modern fitout with plasterboard and painted walls and suspended timber floor and ideal for both retail or office use.

#### ACCOMMODATION

The accommodation comprises the following:

Floor	Description	Sq.M	Sq.Ft
Ground	Main retail/office area	103.49	1,114
Basement	Storage	68.70	740
<b>Total</b>		<b>172.19</b>	<b>1,854</b>

The foregoing area has been calculated on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

#### 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: £13,800

The Unified Business Rate for the financial year 2018/2019 is 48 pence exclusive of water and sewerage.

#### ENERGY PERFORMANCE CERTIFICATE



#### LEASE TERMS

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

#### LEGAL COSTS

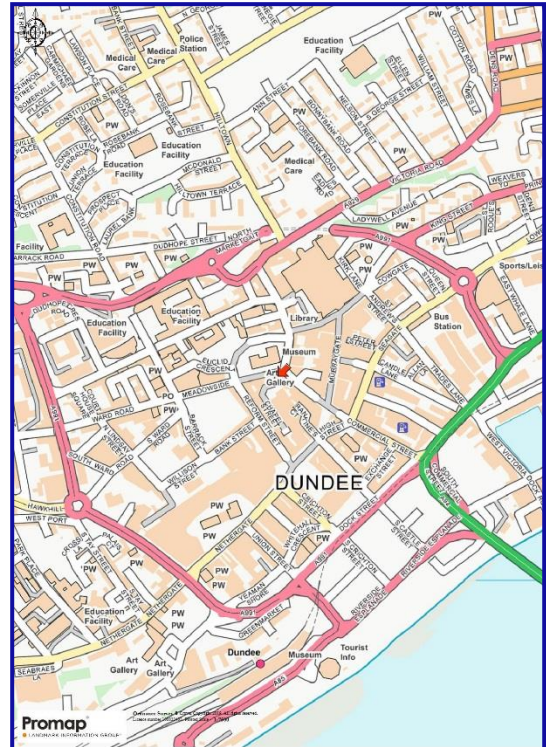
Both parties shall be responsible for their own legal costs with the incoming tenant responsible for Land and Buildings Transaction Tax.

#### VAT

Prices are quoted exclusive of VAT (if applicable).

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



#### VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

T 01382 200454

F 01382 878009

E Ronald Dalley – [ronald.dalley@shepherd.co.uk](mailto:ronald.dalley@shepherd.co.uk)  
Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

February 2019