

# TO LET

Retail/ Office Premises with  
Class 3 Consent

**260 Perth Road, Dundee, DD2 1AE**



- **Excellent Location within Perth Road Retail District**
- **Class 3 (Hot Food) Consent**
- **Large retail frontage with return frontage to Step Row**
- **Immediate Entry Available**

## VIEWING & FURTHER INFORMATION:

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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 (Census 2011).

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 (City Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The on-going regeneration, as part of the water front development, has been well documented and the opening of the V & A Museum has helped establish Dundee as a major regional centre.

The subject property is located on the southern side of Perth Road, at its junctions with Pennycook Lane and Step Row.

Neighbouring commercial occupiers include Shelter, Greens Supermarket, Goodfellow & Steven, The Speedwell Bar, The Mortgage Advice Bureau and Boots Pharmacy.

## DESCRIPTION

The subjects form the ground floor and basement of a traditional tenement building which is arranged over four floors with a basement. The property is of stone construction, under a pitched roof overlaid in state.

The subjects occupy a prominent corner location and benefit from a large glazed retail frontage to Perth Road and return frontage to Step Row. The entrance is by way of automatic pedestrian door.

Internally, the subjects have a newly installed suspended ceiling with plaster and painted walls and a suspended timber floor.

The property is ideally located within a busy retail area within the prosperous West End of the City.

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### ACCOMMODATION

The accommodation comprises the following:

Floor	Description	Sq.M	Sq.Ft
Ground	Main retail/office area	72.86	784
Basement	Storage and toilets	72.46	780
<b>Total</b>		<b>145.32</b>	<b>1,564</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: £11,400

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

### ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment

### LEASE TERMS

Our client is seeking rental offers in excess of £12,000 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

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