



- Close to main trunk road links
- Immediate Entry Available
- Office Accommodation
- Qualifies for Rates Relief
- Compact Retail Unit
- OIRO £3,000 pa
- 28.82 sq.m (310 sq.ft)

### 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 construction of the V & A Museum will help establish Dundee as a major regional centre.

The subject property is located on the southern side of Perth

Road, between its junctions with Dens Street and Weavers Yard.

The local area is mainly residential and is benefited by the addition of a new Indigo Hotel set for completion early 2018.

### DESCRIPTION

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

The subjects benefit from a traditional retail frontage to Princes Street. The entrance is by way of a timber pedestrian door with security gate.

Internally, the subjects have suspended ceilings with an artex and painted finish, partitioned walls with painted finish and timber floors with partial vinyl coverings.

# TO LET

Office / Retail

**19 Princes Street, Dundee, DD4 6BY**

## PLANNING

The property currently benefits from Class 1 (Shops) use, however, offers the opportunity to be used for a range of commercial uses, subject to local planning.

## ACCOMODATION

The accommodation comprises the following:

Retail Floor Area, Kitchen and W.C: 28.82 sq.m (310 ft. sq.)

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: £2,800

The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage.

The subjects currently qualify for up to 100% business rates relief (subject to conditions) via the Small Business Bonus Scheme. Please call for further details.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

## LEASE TERMS

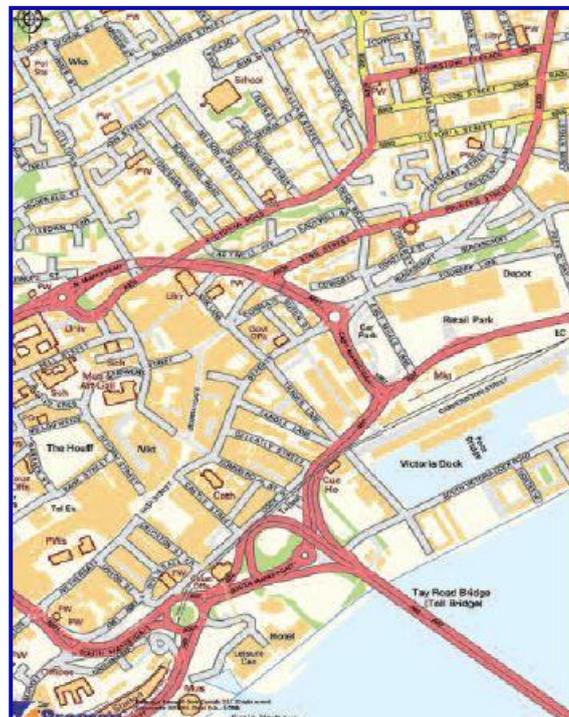
Our client is seeking rental offers in the region of £3,000 per annum.

## LEGAL COSTS

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

## VAT

Prices are quoted exclusive of VAT (if applicable).



## VIEWING

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

A 13 Albert Square, Dundee, DD1 1XA

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