

TO LET / MAY SELL

City Centre Retail Premises

11 Panmure Street, Dundee, DD1 2BG



- **Gross Internal Area:**
208.72 sq.m 2,246 sq.ft
- **Prominent Retail Premises**
- **Suitable for a variety of uses**
- **Adjacent to Wellgate Re-development**
- **Asking Rent:**
OIEO £15,000 per annum
- **Asking Price:**
OIEO £160,000

VIEWING & FURTHER INFORMATION:

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LOCATION

Dundee is located on the East Coast of Scotland 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 ongoing regeneration as part of the water front development has been well documented and the opening of the V & A Museum in September 2018 is expected to significantly increase tourism and will help establish Dundee as a major regional centre.

The subjects are located on the south side of Panmure Street close to its junctions with Albert Square and Murraygate. The Murraygate is still regarded as one of Dundee's principal retailing areas, with the re-development of the Wellgate Shopping Centre into a leisure and entertainment centre likely to bring further interest and more national occupiers to the east side of Dundee City Centre. Nearby national occupiers include Northwood and Ladbrokes along with a number of local retailers/office users.

DESCRIPTION

The subjects comprise an attractive good quality ground floor and basement retail/office unit located within a category 'B' listed stone built tenement. The subjects benefit from an excellent retail frontage incorporating substantial display windows and glazed entrance door.

Internally, the property offers a large open plan ground floor suitable for a variety of uses, subject to appropriate consents. The basement provides further staff accommodation, WC's and storage space.

AREA

We calculate the subjects extend to 208.72 SQ.M (2,246 SQ.FT) on a gross internal area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition)

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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: £20,600

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

PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated.

Offers in excess of £15,000 per annum are invited for the lease of the premises.

Alternatively a sale may be considered at offers in excess of £160,000.

ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Performance Rating of:



Further information and a recommendation report is available to seriously interested parties on request.

VAT

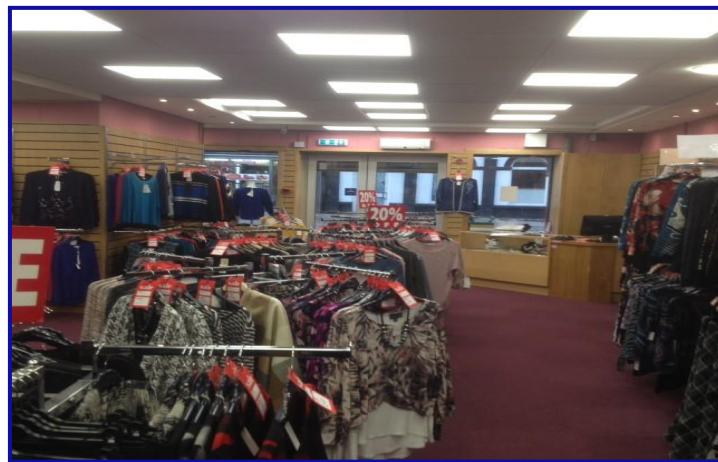
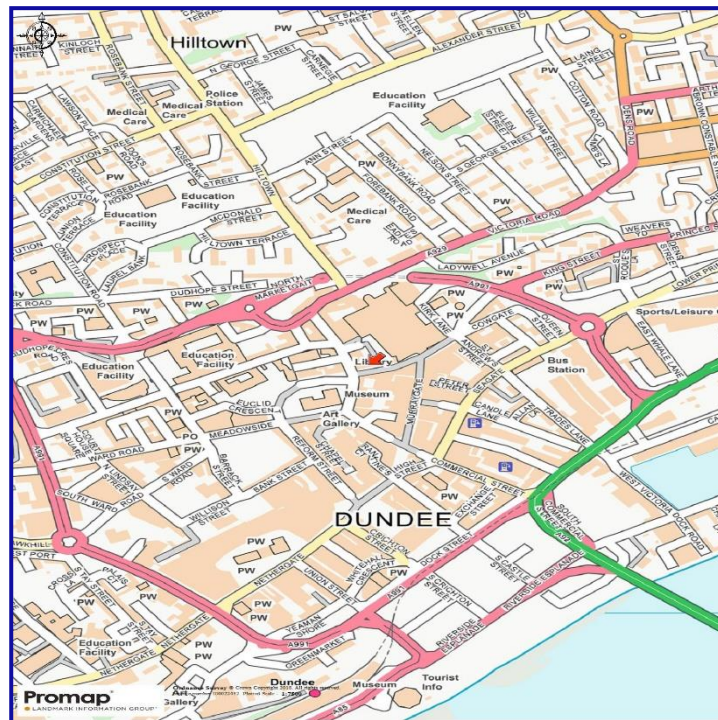
For the avoidance of doubt all prices quoted are exclusive of VAT.

PROFESSIONAL FEES

Both parties shall be responsible for their own legal costs with the incoming tenant/purchaser assuming responsibility for LBTT, registration dues and management charges, where applicable.

MONEY LAUNDERING

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 and 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.



VIEWING

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

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