FOR SALE/ TO LET

Office Premises

50 Bell Street, Dundee, DD1 1HF



- **Well presented office accommodation on the fringe of Dundee City Centre.**
- **Adjacent to Abertay University and Dundee High School.**
- **Offers in the region of £95,000.**
- **Rental Offers in excess of £7,000 per annum.**
- **100% rates relief.**

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 (Stansted Airport) 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 property is located on the north side of Bell Street on the edge of Dundee City Centre in a mixed residential/commercial location adjacent to Abertay University Campus and Dundee High School. On street car parking is available upon Bell Street. This is a busy location with high levels of footfall generated by both the University and High School.

DESCRIPTION

The subjects comprise a ground floor and basement office property contained within a mid terraced 4 storey, attic and basement building. The main walls are of sandstone construction whilst the roof over is pitched and clad in slates.

The property is accessed to the front elevation via a centrally located pedestrian door with aluminium framed window frontage.

Internally the accommodation comprises an open plan office with a further office to the rear and W.C. There are steps leading to a basement storage area.

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ACCOMMODATION

We calculate the net floor area extends to the following:

Ground Floor	-	38.30 sq. m. (412 sq. ft.)
Basement	-	32.81 sq. m. (353 sq. ft.)
Total	-	71.11 sq. m. (765 sq. ft.)

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £6,800.

The unified business rate for 2017/2018 financial year is 46.6p.

As such the property currently benefits from 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

TERMS

Our client is seeking offers in the region of £95,000 for their freehold interest.

Alternatively rental offers in the region of £7,000 per annum for a negotiable term of years is invited.

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 26th 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

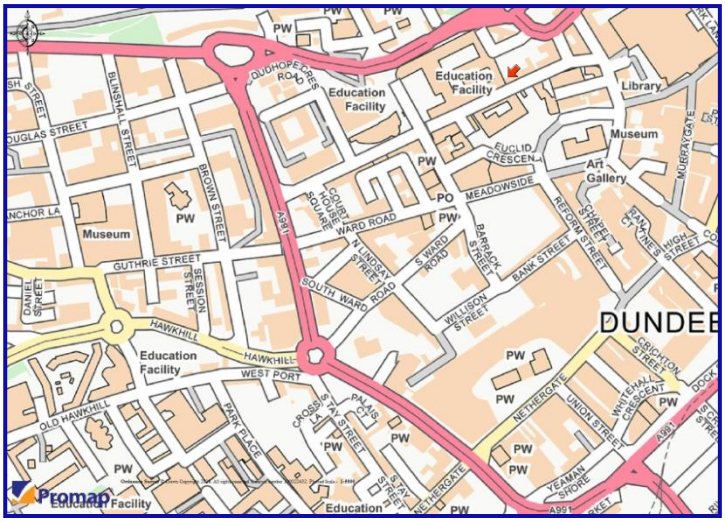
For further information or viewing arrangements please contact us on the details below:

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