

# FOR SALE

## RETAIL UNIT IN DUNDEE

142A LOCHEE ROAD, DUNDEE, DD2 2LB



- SUITABLE FOR A VARIETY OF RETAIL OR CLASS 2 USES SUBJECT TO SUITABLE CONSENT
- OFFERS OVER £40,000
- QUALIFIES FOR 100% RATES RELIEF (SUBJECT TO CONDITIONS)
- NET AREA 38.55 SQ.M (415 SQ.FT)

### LOCATION

Dundee is Scotland's fourth largest city situated 92 Kilometres (57 Miles) North of Edinburgh, 129 Kilometres (80 Miles) North East of Glasgow and 105 Kilometres (65 Miles) South of Aberdeen. Dundee is the regional centre for employment services and retailing within Tayside.

It has a population of approximately 135,000 and a catchment of some 640,000 persons within a 60 minute drive (Source: Dundee City Council) and benefits from excellent communication links via the road and rail networks.

The subjects are located on Lochee Road one of the main arterial routes into Dundee City Centre.

Surrounding occupiers comprise a good mix of local retailers.

### DESCRIPTION

The subjects comprise a compact ground floor mid terraced shop unit most recently used and fitted out as an accountants office.



### VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

**J&E Shepherd**  
Chartered Surveyors  
13 Albert Square  
Dundee  
DD1 1XA

Telephone: 01382 878005  
Fax: 01382 878009

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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% Rate Relief (Subject to conditions).

### ENERGY PERFORMANCE CERTIFICATE



### PROPOSAL

Our clients are seeking offers over £40,000 for heritable interest.

### VAT

Prices are quoted exclusive of VAT (if applicable).

### LEGAL COSTS

Each party shall be responsible for their own legal costs with the ingoing tenant responsible for any Stamp Duty (SDLT) and Registration dues etc.

### VIEWING

Strictly by appointment with the letting agents:

### ACCOMMODATION

By our calculations the accommodation extends to approximately:

Floor	Area	
Ground Floor	38.55 Sq.M	(415 Sq.Ft)

Measured on a net internal area 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: £3,200\*

Scott Robertson

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