# **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:

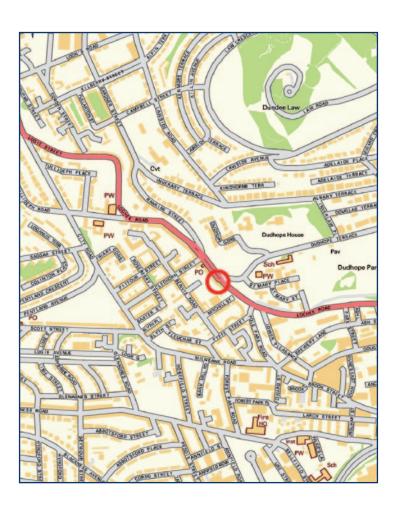
J&E Shepherd Chartered Surveyors 13 Albert Square Dundee DD1 1XA

Telephone: 01382 878005 Fax: 01382 878009

www.shepherd.co.uk

Valuation • Sales and Lettings • Acquisition • Rent Reviews • Investment • Development • Rating • Building Surveying • Property Management





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:

Scott Robertson s.robertson@shepherd.co.uk

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

Telephone: 01382 878005 Fax: 01382 878009 Website: www.shepherd.co.uk

#### **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\*



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.