



165 Albert Street, Dundee, DD4 6PX

- Ground floor retail unit.
- Unit extends to 53.01 Sq.m. / 570 Sq.ft.
- Popular mixed commercial area
- Ample on street car parking



LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The subjects themselves are located on the east side of Albert Street, within a busy commercial and residential area. Nearby occupiers include Marrakesh Café, Clarks Bakery and Sew Goods Alterations.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise the ground floor of a mid-terraced 4 storey building of traditional stone construction.

Internally, the accommodation provides an open plan retail area with rear storage and WC.

The property may suit a variety of commercial uses, subject to the appropriate consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition) and calculate the following Net Internal Areas:

Floor	Sq m	Sq ft
Ground (Retail)	53.01	570

LEASE TERMS

The subjects are available To Let. Offers in the region of £6,500 per annum.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £6,100

The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

We understand the subjects are not VAT elected however interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing contact:



Euan Roger
01382 200 064
Euan.Roger@g-s.co.uk



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01382 200 064
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: August 2019