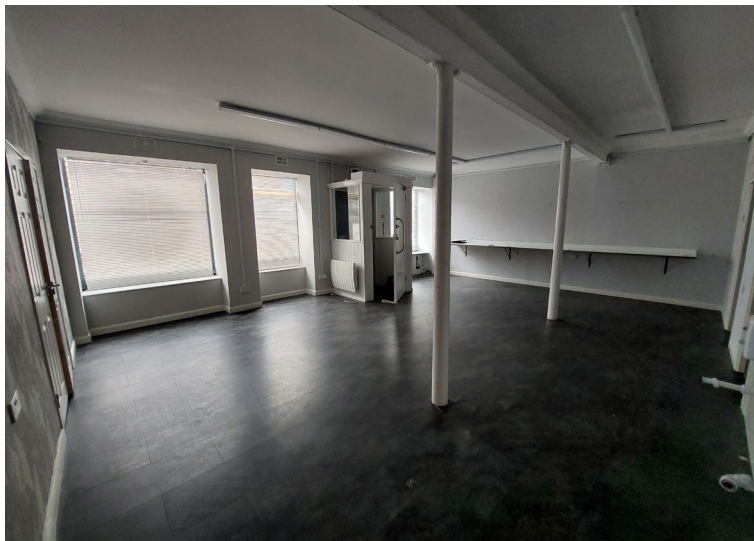




**8 Main Street
Dundee, DD3 7EZ**

- Ground Floor Commercial Unit
- Attractive and Well Presented Unit
- Ample On Street Car Parking
- Extends to 61.56 sq.m. / 663 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents



To arrange a viewing please contact:



Grant Robertson
Director
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Charles Clark
Graduate Surveyor
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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 90% of the country's population within 90 minutes' drive time.

The subjects themselves are located on the North side of Main Street close to the junction with Mains Road and the Hilltown, approximately 1 mile north of Dundee City Centre. The subjects are located within a mixed commercial and residential location. On street car parking is available.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise an attractive and well-presented ground floor retail unit set within a traditional stone and slate tenement building. Access is taken by way a solid pedestrian entrance door directly from Main Street, leading to a bright sales

area with a small kitchenette and WC facilities to the rear. The subjects benefits from two partitioned office/treatment rooms to the rear.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Retail	61.56	663

RATEABLE VALUE

The subjects have a Net and Rateable Value of £4,350.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let. Offers of £7,000 per annum are invited. Further information is available from the Sole Letting Agents.

VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023