



## Details

**Retail/Office, 25- 27 City Road, Dundee**

Dundee

DD2 2BL

Miscellaneous/General

102.38 sq.m (1,102 sq.ft)

## Agent(s)

**Shepherd Commercial**

Albert Square

Dundee

DD1 1XA

Phone: 01382 878005

[ronald.dalley@shepherd.co.uk](mailto:ronald.dalley@shepherd.co.uk)

<http://www.shepherd.co.uk>

## Location

Dundee benefits from a central geographic location, within a 90 minute drive of 90% of the Scottish population. Dundee is a main station on the UK east coast line, has an excellent motorway link, a thriving regional airport and a cruise ship port. From any location within Dundee, a maximum of 20 minutes drive time is required to cross the city. Travel to work from outlying areas such as Perth, St Andrews and Carnoustie would be no more than 30 minutes drive. The city can offer serviced development land and modern commercial and industrial property on high quality business parks, industrial estates as well as on specialist sites, ensuring the best possible range of solutions.

## Description

The subjects comprise the ground and first floors within a 4" storey stone built tenement with residential flats on the upper floor. The property benefits from a prominent frontage to City Road

Under Offer

and internally provides modern office accommodation, across ground and first floors, with associated staffing facilities. Accommodation includes a reception area, three offices, canteen, 2 x Wc's and basement storage area. In addition to this the offices connect to a two level secure store, which has an independent access. The property has been fully modernised with double glazing, security doors, automatic LED lighting, Fresh Air Handling Unit, fire alarm system, keypad entry and energy efficient electric heating, and is ready for immediate use. The property may also be suitable for retail salon and other uses and can be converted to form two independent units, subject to the necessary local authority permissions.

## **Terms**

Price - £69,000

## **Rates**

Rateable Value - N/A

## **Last Updated**

18/09/2019

## **Brochures**

[View Brochure](#)

The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely

on the information contained in the document but satisfy themselves as to its accuracy.