

MODERN UPPER GROUND FLOOR OFFICE

- > WELL LOCATED IN CULTURAL QUARTER OPPOSITE DCA AND DUNDEE REP
- > ATTRACTIVE STREET SCAPE
- > COMPLETELY REFURBISHED
- > IN CLOSE PROXIMITY TO DUNDEE UNIVERSITY CAMPUS AND NEW BT CALL CENTRE (UNDER CONSTRUCTION).
- > WE UNDERSTAND FRESH START RELIEF WILL BE AVAILABLE TO THE NEXT OCCUPANT. NO RATES PAYABLE FOR THE FIRST 12 MONTHS.
- > FULL RATES RELIEF AVAILABLE TO QUALIFYING OCCUPANTS THEREAFTER UNDER THE SMALL BUSINESS BONUS SCHEME
- > ASKING RENT £15,000 PER ANNUM

TO LET

1 SOUTH TAY STREET, DUNDEE, DD1 1NU

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Video
Tour

**SHEPHERD**
COMMERCIAL

LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 149,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The subjects are located at the corner of South Tay Street and Nethergate in a prominent position. South Tay Street is a traditional business location with an attractive listed street scape and encompassing an attractive square leading to Dundee Rep Theatre.

Nethergate is a major traffic and pedestrian thoroughfare which leads from the heart of City Centre to the Cultural Quarter, Dundee University and Dundee University Campus.

Dundee Contemporary Arts Centre is located opposite.

A new office call centre/retail development for BT is currently under construction on the opposite side of Nethergate at the Nethergate/Marketgait West junction.

DESCRIPTION

The subjects comprise an upper ground floor office forming part of a large Category 'A' Listed building at the corner of South Tay Street and Nethergate.

The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate with a flat section overlaid in mineral felt and lead. Floors are of suspended timber.

Windows have recently been replaced with double glazed sash units and internally the property has undergone extensive refurbishment to provide a modern contemporary finish with new kitchen and sanitary fittings.

ACCOMMODATION	Net SQ. M.	Net SQ. FT.
Ground Floor		
Entrance Vestibule leading into Hall with Reception, 3 Good Quality Office Spaces, Staff kitchen and Storage/Filing Area and Separate Ladies and Gents W.C. Facilities.	89.32	961
TOTAL	89.32	961

The above areas have been calculated from site measurements and are presented on a net internal area basis.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll for rating purposes as follows:

Rateable Value - £8,600 per annum

The rate poundage for the financial year 2023/2024 is 49.8p for properties with rateable values up to £51,000.

The property qualifies for Small Business Bonus Relief and qualifying occupiers can claim 100% Non-Domestic Rates Relief for this property. For occupants who do not qualify for Small Business Bonus Relief Fresh Start Relief will be available to the next occupier and no rates will be payable for the first 12 months of occupation.

EPC

Following completion of the recent upgrade the property has an EPC Rating of (To be confirmed).

A copy of the EPC is available upon request.

TERMS

The property is available for lease for a negotiable term of years.

Asking Rent - £15,000 per annum.

VAT

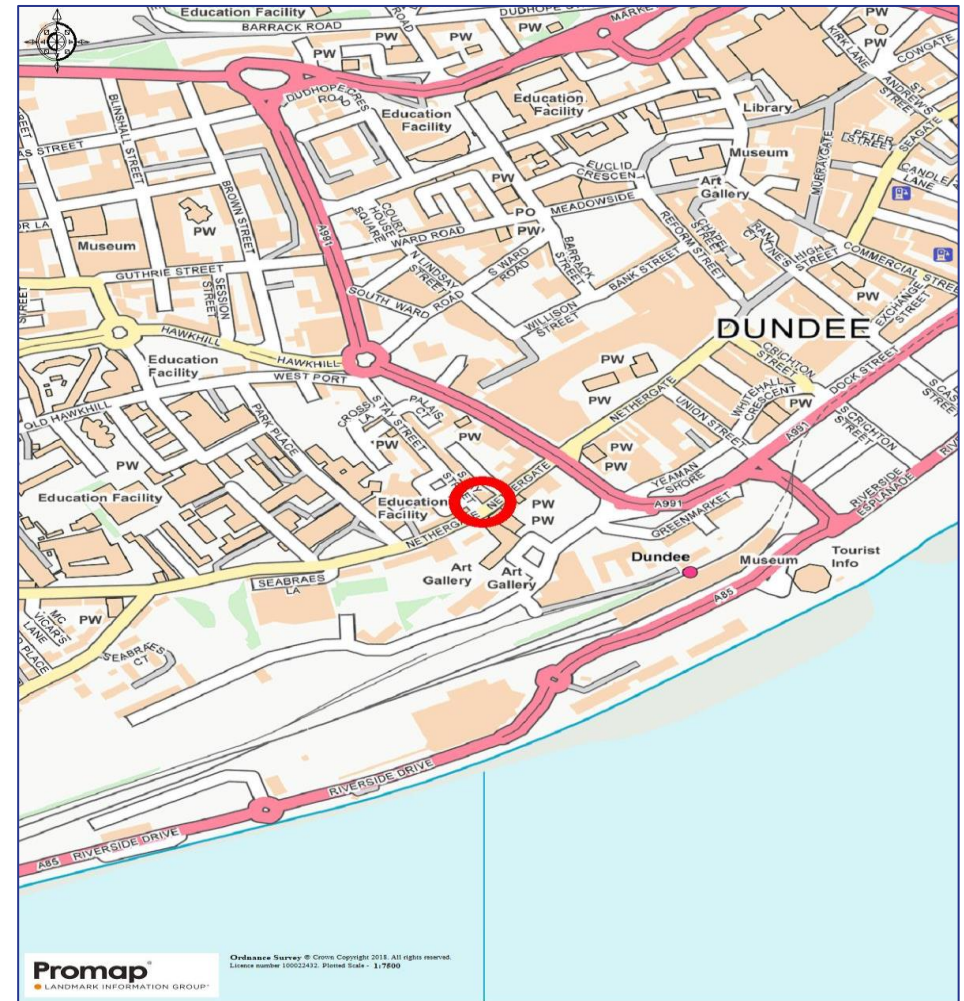
All prices quoted are exclusive of VAT which will be charged at the current rate?

LEGAL COST

Each party will be responsible for their own legal with the ingoing tenant being responsible for LBTT and Registration Dues thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

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