



# TO LET OFFICE / RETAIL OPPORTUNITY

CLOSE TO DUNDEE CITY  
CENTRE

MIXED COMMERCIAL /  
RESIDENTIAL BLOCK

SUITABLE FOR VARIETY  
OF DIFFERENT USES  
SUBJECT TO CONSENT

100% RATES RELIEF

NIA FLOOR AREA: 320  
SQ.FT.

RENTAL OFFERS OVER  
£5,000 PER ANNUM



WHAT 3 WORDS

44 DUDHOPE CRESCENT ROAD, DUNDEE, DD1 5RR

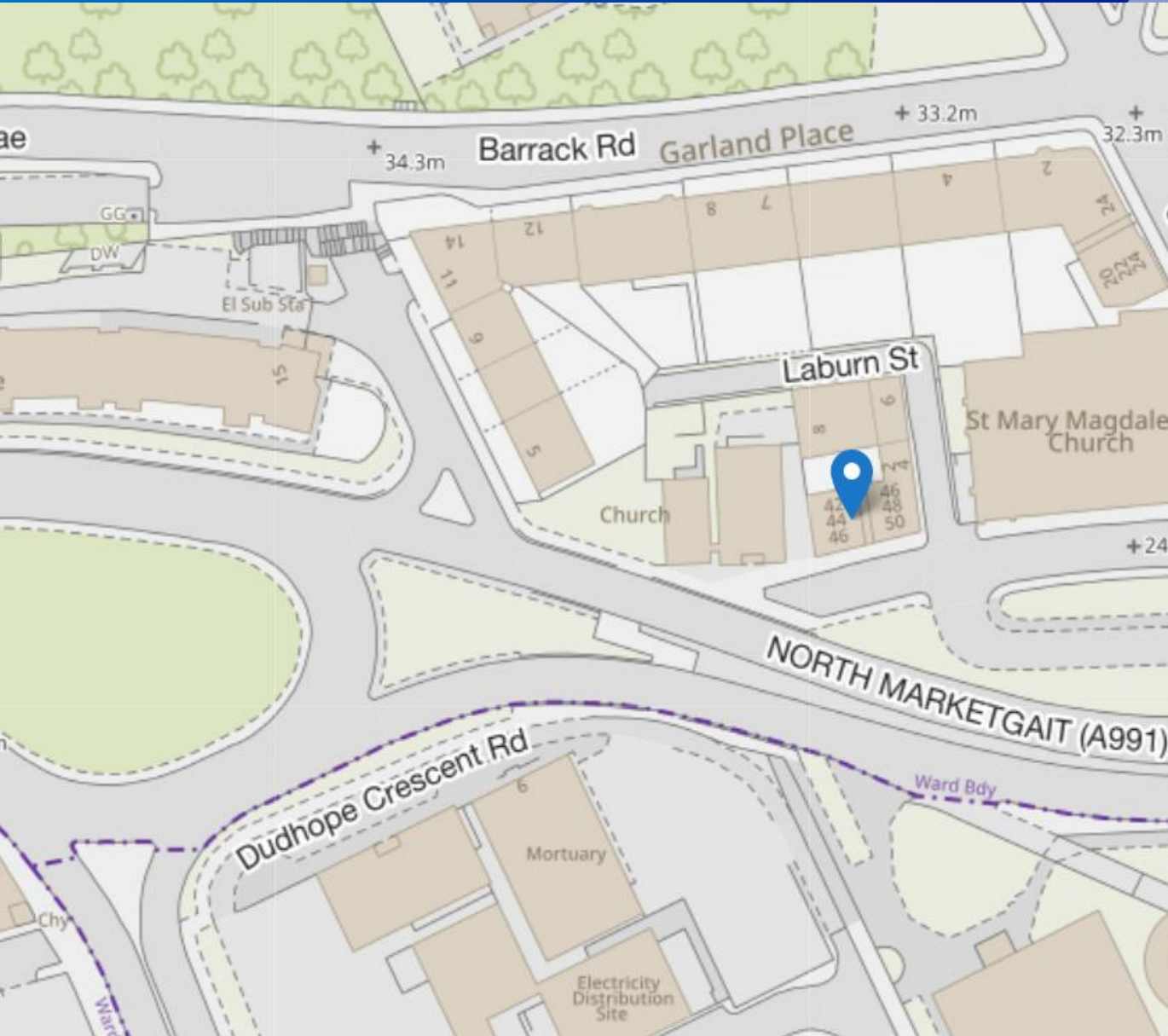
CONTACT: Scott Robertson s.robertson@shepherd.co.uk 07880 502651 www.shepherd.co.uk





# Location

44 DUDHOPE CRESCENT ROAD, DUNDEE, DD1 5RR



## Location

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

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

The ongoing regeneration as part of the waterfront development has been well documented and the construction of the V&A museum will help establish Dundee as a major regional centre.

The property is positioned adjacent to the inner ring road and close to Abertay University, Dundee Sheriff Court and Bell Street Car Park. Dundee House which is Dundee City Council's headquarters is located a short distance from the property.

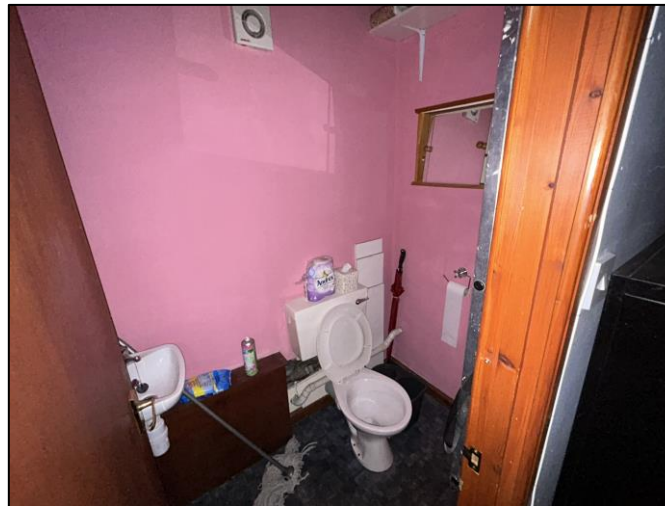


Office / Retail Opportunity



# Description

44 DUDHOPE CRESCENT ROAD, DUNDEE, DD1 5RR



## Description

The subjects comprise a ground floor office unit forming part of a four storey traditional stone-built tenement building.

Internally the subjects comprise of a small office and counter area, rear kitchen with storage and WC facilities.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Office, Storage Area, Kitchen and WC	29.73	320
<b>TOTAL</b>	<b>29.73</b>	<b>320</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Lease Terms

Our client is seeking rental offers for a negotiable term of years. Offers in excess of £5,000 per annum are invited.

## Rateable Value

The subjects have been accessed for rating purposes and are entered in the Valuation Roll at:

Rateable Value: £2,800

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewage.

The subjects may qualify for full Small Business Bonus Relief.

## Viewing & Further Information

Further Information and Viewing Arrangements are available by contacting the Sole Letting Agents.

## Energy Performance Certificate

An Energy Performance Certificate will be available upon request.

## VAT

Prices are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Get in Touch

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



**Scott Robertson**

[s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

**Shepherd Chartered Surveyors**

13 Albert Square, Dundee, DD1 1XA

T: (01382) 878005



### ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

[shepherd.co.uk](http://shepherd.co.uk)