

INVESTMENT OPPORTUNITY

PROMINENT LOCATION

- > GOOD MIX OF NATIONAL AND LOCAL OCCUPIERS
- > CAR PARKING NEARBY
- > ADJACENT TO MCMANUS ART GALLERY AND MUSEUM
- > FLOOR AREA: 342.46 SQ.M (3,688 SQ. FT)
- > THREE SEPARATE UNITS GENERATING AN ANNUAL RENT OF £23,400
- > OFFERS OVER £225,000

COMMERCIAL INVESTMENT FOR SALE

84 / 86 / 88 COMMERCIAL STREET, DUNDEE, DD1 2AP

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, T: (01382) 878005,
John Pirie, john.pirie@shepherd.co.uk

www.shepherd.co.uk



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 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 opening of the V&A museum has helped establish Dundee as a major regional centre.

Local major employers include DC Thomson, BT, Dundee City Council, Dundee University and Abertay University. All of which are located a short distance from the subjects.

The subjects are located on the west side of Commercial Street close to its junctions with Albert Square and Murraygate.

The Murraygate is still regarded as one of Dundee's principal retailing areas, with the re-development of the Wellgate Shopping Centre into a leisure and entertainment centre likely to bring further interest and more national occupiers to the east side of Dundee City Centre. Nearby occupiers include National Express along with a number of local retailers/office users.

DESCRIPTION

The subjects form part of a mixed-use mid-terrace building of sandstone construction which is category 'A' Listed.

No. 84 provides two separate cutting areas and a waiting/reception area with associated kitchen and toilet facilities.

No. 86 provides a ground floor retail unit with open plan sales area, two WC's one of which has disabled access, and large basement storage.

No. 88 provides a ground floor retail unit with open plan sales area with office space and WC to the rear.

All three units benefit from attractive frontages to Commercial Street featuring Victorian pillars and detailed large single glazed windows.

ACCOMMODATION

The gross internal floor area extends to approximately:

No. 84 – 132.33 SQ.M (1,424 SQ. FT)

No. 86 / 88 – 257.07 SQ.M (2,767 SQ. FT)

The areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).



RATEABLE VALUES

The properties are currently entered in the valuation roll as follows:

84 (1st Floor Rear) - £9,500

86/88 - £28,900

The unified business rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewage.

TERMS

Our client is inviting offers in excess of £225,000 for their heritable interest subject to the existing lease agreements.

LEASE DETAILS

Available upon request

VAT

Prices are quoted exclusively of VAT

EPC

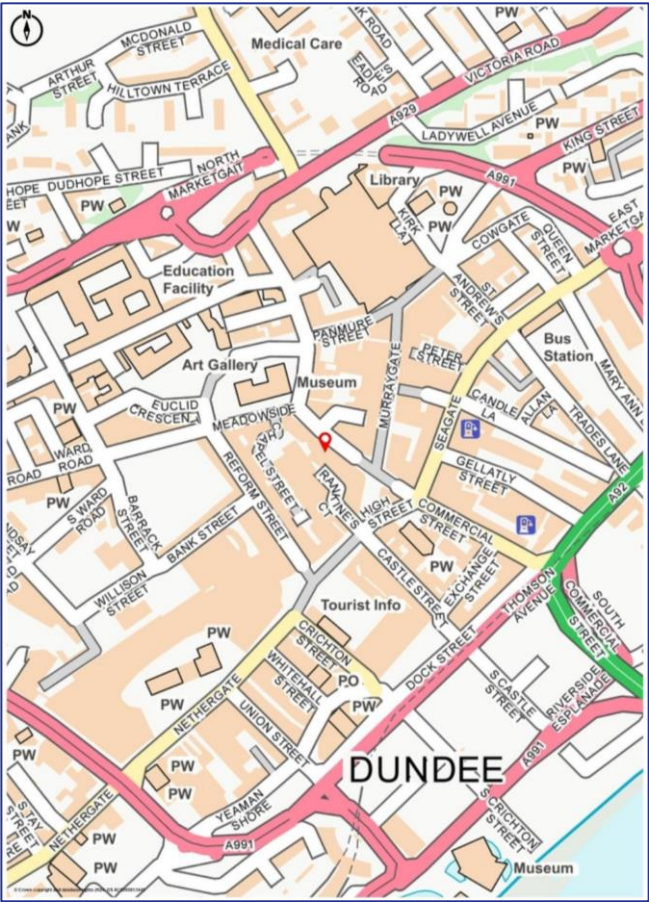
Available on request

LEGAL COSTS

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

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:

Shepherd Chartered Surveyors 13, Albert Square, Dundee, DD1 1XA, T: (01382) 878005
Scott Robertson, s.robertson@shepherd.co.uk John Pirie, john.pirie@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: APRIL 2024**