



# COMMERCIAL INVESTMENT FOR SALE

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



WHAT 3 WORDS

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

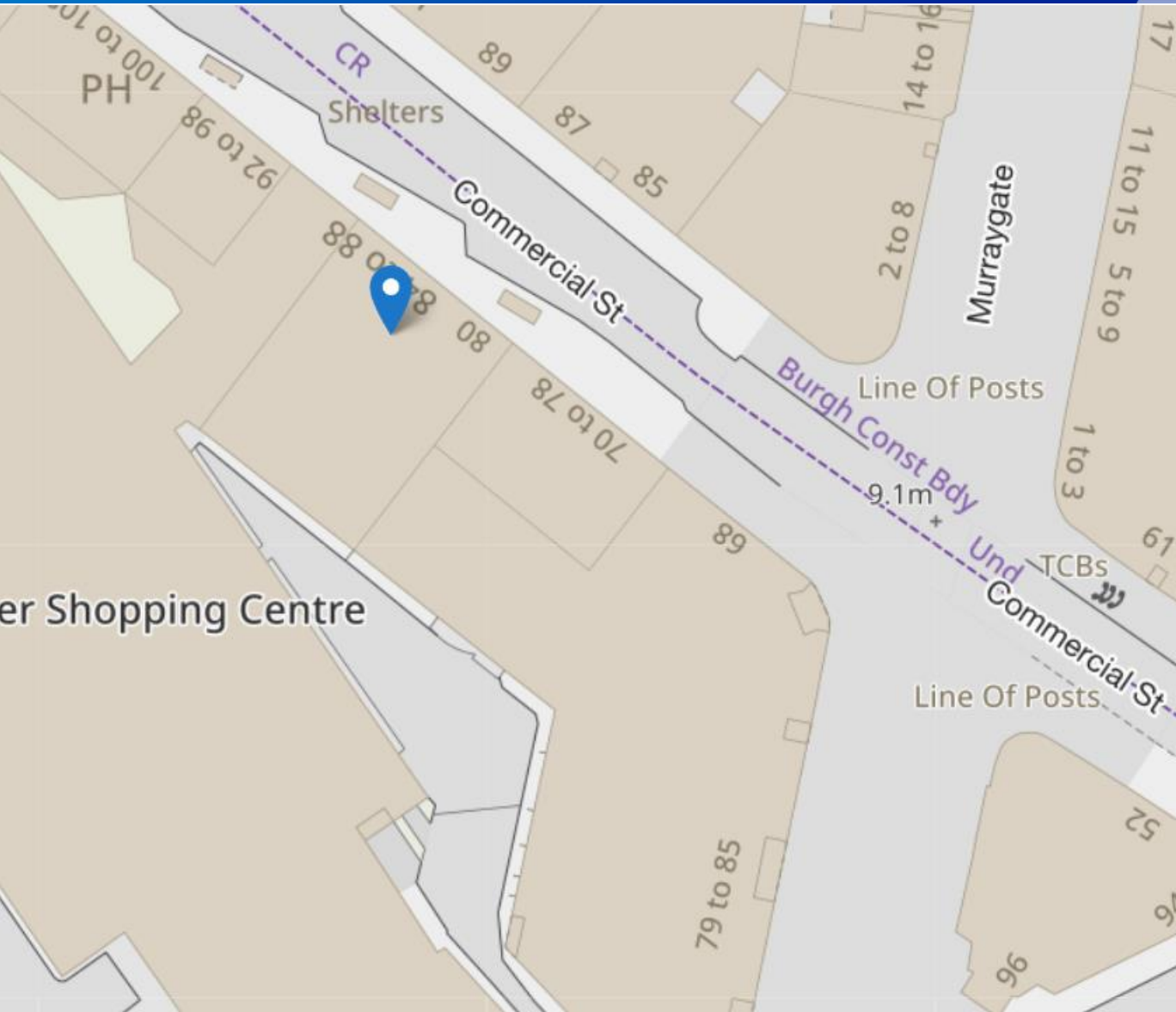
CONTACT: Scott Robertson [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) 07880 502651 [www.shepherd.co.uk](http://www.shepherd.co.uk)





# Location

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



## 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 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.

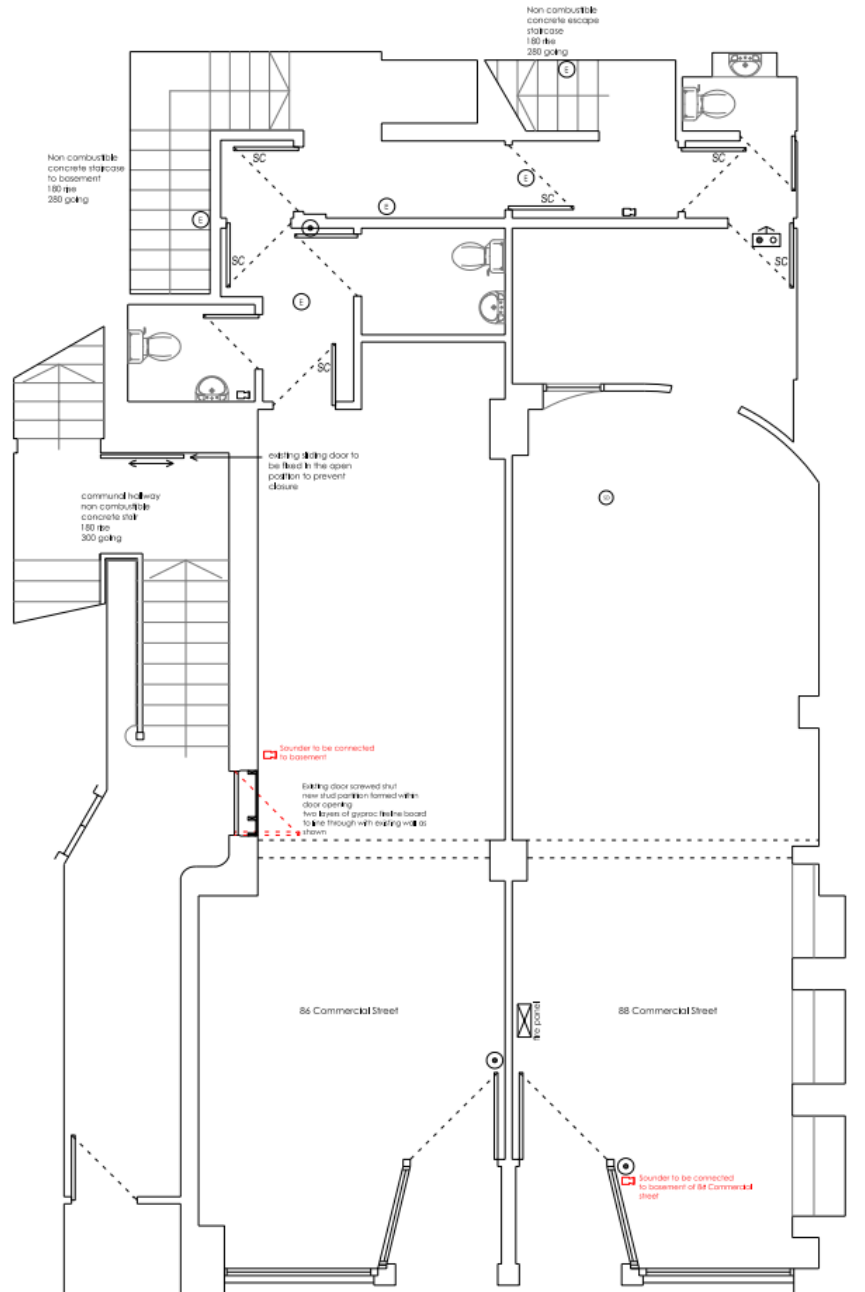
The Murraygate is still regarded as the one of Dundee's principal retailing areas, with the redevelopment of the Wellgate Shopping Centre into a leisure and entertainment centre likely to bring further interest and more national occupiers to the east side of Dundee City Centre. Nearby occupiers include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

**Commercial Investment For Sale**



# Description

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



## 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 with office space and WC to the rear.

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



## Rental

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

## Lease Details

Available upon request.

## Rateable Values

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

84 (1<sup>st</sup> Floor Retail) - £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.

## Viewing / Further Information

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

## Energy Performance Certificate

An Energy Performance Certificate is 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**

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### 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.

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