

TO LET

OFFICE/RETAIL PREMISES

- > **GROUND FLOOR PREMISES
CONTAINED WITHIN PURPOSE
BUILT STUDENT
ACCOMMODATION**
- > **IMPROVING CITY CENTRE
LOCATION**
- > **AVAILABLE DECEMBER 2024**
- > **248 SQ. M. (2,670 SQ. FT.)**
- > **5 CAR PARKING SPACES
AVAILABLE**
- > **ASKING RENT - £35,000 PER
ANNUM (EXCLUDING CAR
PARKING)**



63 BROWN STREET, DUNDEE, DD1 5AQ

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01382 878005 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 city sits on the main east coast railway line which runs services into London (Kings Cross).

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.

The subjects are located on the corner of Brown Street and Douglas Street within the centre of Dundee. This is an area which is undergoing significant transformation and forming part of a new purpose-built student development.

DESCRIPTION

The subjects comprise the ground floor of a new build 7 storey development comprising a total of 163 student beds.

The accommodation is designed in an 'L' shape and will be suitable for office/retail use.

There are also five car parking spaces available.

ACCOMMODATION	m²	ft²
Ground Floor	248	2,670
TOTAL	248	2,670

RATEABLE VALUE

Will require to be assessed.

EPC

Available upon application

TERMS

Our client is inviting rental offers in the region of £35,000 per annum for a negotiable period excluding car parking.

VAT

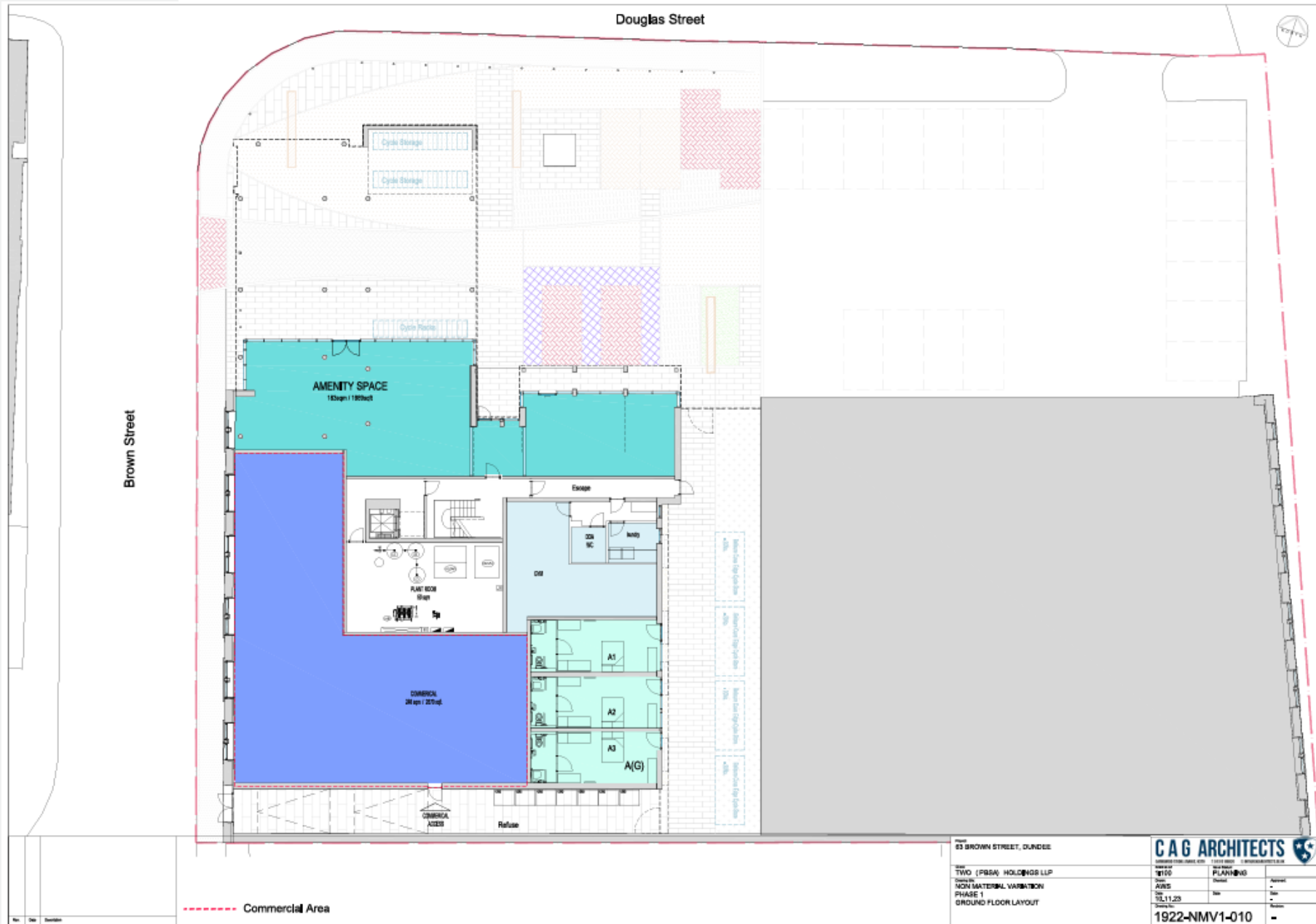
VAT will be payable.

LEGAL COST

Each party will to bear their own legal costs in connection with the sale of the property.

Commercial space at 63 Brown Street, Dundee



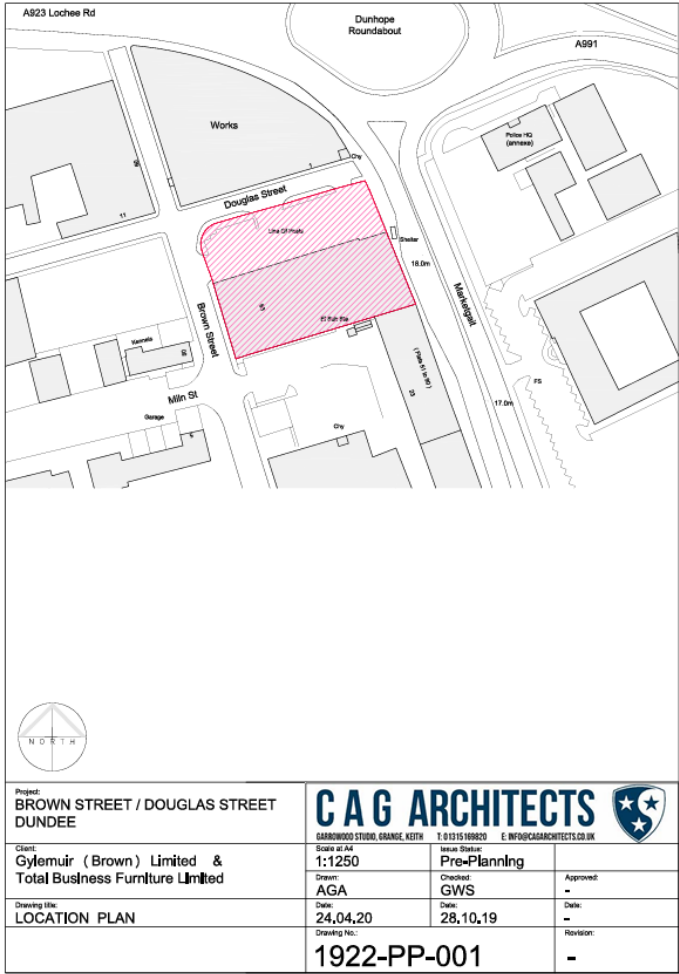


MONEY LAUNDERING

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.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005
Jonathan Reid – j.reid@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: MAY 2024