

UNIT 20 & 20A, CITY QUAY, CAMPERDOWN STREET, DUNDEE, DD1 3JA

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LOCATION

Dundee is located on the east coast of Scotland approximately mid-wat 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 (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 within the City Quay area of Dundee immediately to the south of the city centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings. The City Quay location is a 5 – minute walk from the Dundee Bus Station and less than a 10-minute walk from the railway station and the V&A museum.

DESCRIPTION

The subjects comprise 2 adjoining ground floor offices contained within a single storey terrace of similar units. They benefit from an attractive glazed display frontage.

Internally the accommodation provides flexible open plan space suitable for a variety of commercial uses.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Unit 20 - £7,100

Unit 20a - £3,900

The unified business rate for 204/2025 is 49.8 pence exclusive of water and sewage.

ACCOMMODATION

The units provide a floor area of approximately

Unit 20 – 65.96 sq.m (710 sq.ft).

Unit 20a – 37.72 sq.m (406 sq.ft)

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

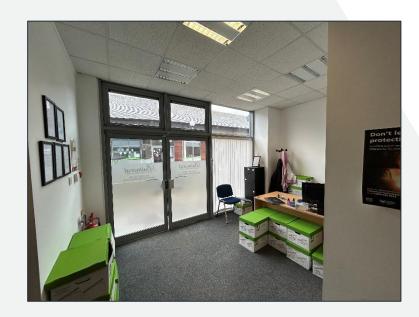




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Available upon request

LEASE TERMS

The properties are let on standard commercial terms at a combined annual rent of £13,500 per annum. Both are let on a rolling 12-month term at £9,500 for Unit 20 and £4,000 for Unit 20a.

PROPOSAL

Our client is inviting offers in the region of £160,000 for their heritable interest subject to the existing lease agreements. This reflects a net initial yield of 8.28%.

Our client would also consider a sale of the units on an individual basis.

VAT

Prices quoted are exclusive of VAT

FURTHER INFORMATION AND VIEWING

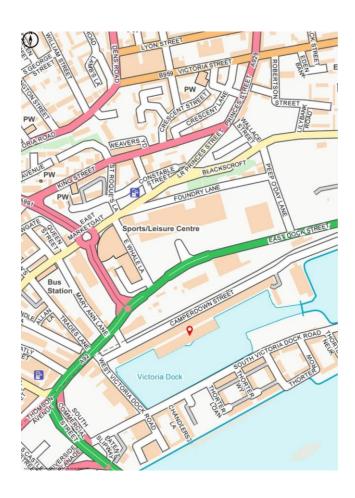
Further information and viewing arrangements are available by the Sole Letting Agents.

LEGAL COSTS

Each party will be responsible for their own legal terms in connection with the transactions of the properties.

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, Tel: (01382) 878005 Jonathan Reid, j.reid@shepherd.co.uk



