

FOR SALE

RETAIL PREMISES

CURRENT RENTAL INCOME OF
£6,000 PER ANNUM ON YEAR-
TO-YEAR ROLLING LEASE

ON BUSY THOROUGHFARE
WITH ON STREET PARKING
OUTSIDE

NET AREA: 102.66 SQ.M. (1,105
SQ.FT.)

OFFERS OVER £60,000



WHAT 3 WORDS

86-90 DURA STREET, DUNDEE, DD4 6TE

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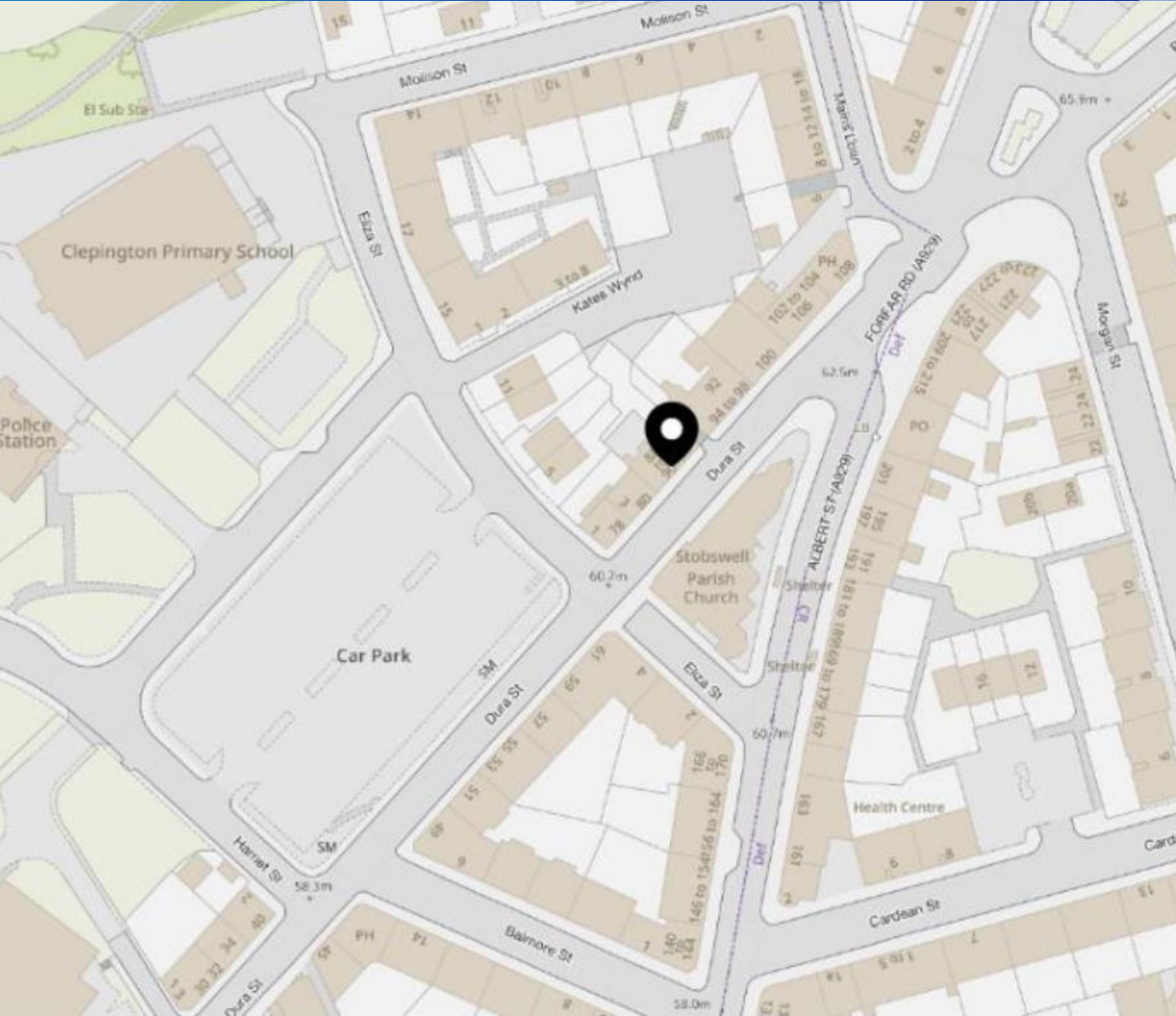
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Location

86-90 DURA STREET, DUNDEE, DD4 6TE



LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen (circa 105 km (65 miles) to the north) and Edinburgh (circa 96 km (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

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

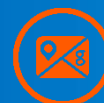
The City has its own airport with daily flights to London (Stansted) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The regeneration of the waterfront has been well documented and the opening for the V&A Museum has helped establish Dundee as a major regional centre.

Dura Street is a distributor road which acts as a link between the City Centre and the northeast arterial route.

The subjects are located on the north side of Dura Street, near the junction with Albert Street on a busy thoroughfare.

Morgan secondary school is in close proximity to the north along with a number of national occupiers such as Aldi and Boots together with local retail and leisure operators.



FIND ON GOOGLE MAPS



Description

86-90 DURA STREET, DUNDEE, DD4 6TE

DESCRIPTION

The subjects comprise a retail unit over ground floor contained within a two storey stone built property which extends into a neighbouring four storey stone-built tenement building.

Entry is via a recessed single pedestrian door forming part of a traditional frontage onto Dura Street. The window frontages are protected via steel roller shutters.

Internally the subjects currently operate as a local supermarket with typical racked shelving and a large glass display counter. To the rear there is a staff toilet.

The subjects extend into a neighbouring property to the east to provide further retail space along with cold storage.

The property also has potential to be split into separate retail units of various uses.(Subject to local authority consent).





TERMS

Our client is seeking offers over £60,000 for their heritable interest.

The subjects are currently let at a passing rent of £6,000 per annum continuing via tacit relocation. Further details upon request.

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £10,200

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

ACCOMMODATION

	m ²	ft ²
GROUND FLOOR	102.66	1,105
TOTAL	102.66	1,105

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).

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. PUBLICATION DATE OCTOBER 2024

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

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 July 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.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

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