

CITY CENTRE RETAIL

- > GOOD MIX OF NATIONAL AND LOCAL OCCUPIERS IN CLOSE PROXIMITY
- > ON STREET LOADING
- > CAR PARKING AVAILABLE NEARBY
- > ADJACENT TO MCMANUS ART GALLERY AND MUSEUM
- > SUITABLE FOR A VARIETY OF USES – SUBJECT TO CONSENT
- > FLOOR AREA: 424.42 SQ M (4,569 SQ FT)
- > ASKING PRICE: £200,000
- > MAY LET FOR £18,000 PER ANNUM

FOR SALE/ MAY LET

93 COMMERCIAL STREET, DUNDEE, DD1 2AF

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LOCATION

Dundee is located 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 142,000 persons and a catchment of some 630,000 persons within a 60-minute drive time (source: Dundee City Council).

The City has its own airport with daily flights to London (City Airport) and sits on the main east coast railway line which runs services into London (Kings Cross).

The subjects form part of an imposing four storey and attic category 'A' listed tenement building positioned on the east side of Commercial Street between its junctions with Murraygate (the prime retail parade) and Albert Square. A pend known as Meadow Entry is adjacent to the subjects and provides an additional return frontage allowing more natural light into the retail space.

DESCRIPTION

The subjects form the ground and basement floors of the tenement which comprises commercial uses on the lower floors and offices and residential flats on the upper floors.

The main walls are of stone construction whilst the roof over is pitched timber construction overlaid in slate. The floors are a mixture of suspended timber and solid construction.

Internally the property comprises retail space over ground floor with expansive basement storage.

RATEABLE VALUE

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

Rateable Value - £22,200.

TERMS

Our client is seeking offers in the region off £200,000 for their heritable interest.

Alternatively, our client would consider to lease traditional full repairing and insuring lease for a negotiable period of years.

Asking Rent: £18,000 per annum.

VAT

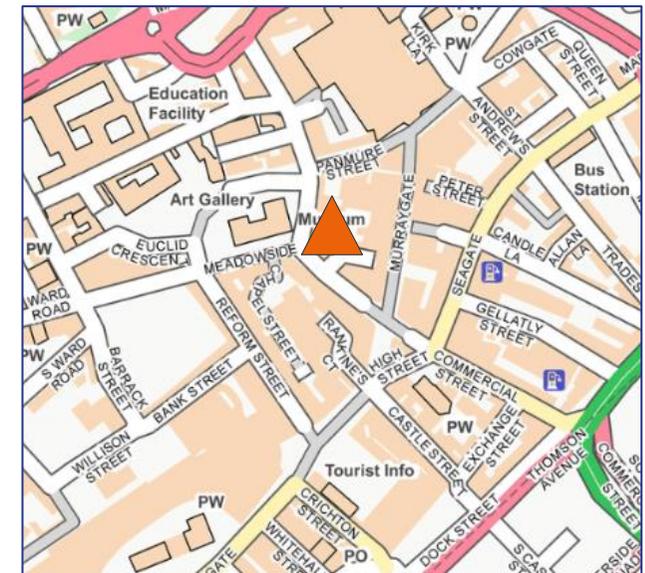
For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

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 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

ACCOMMODATION	SqM	SqFt
Ground Floor	139.07	1,497
Basement	285.35	3,072
TOTAL	424.42	4,569

The above areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005

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