



TO LET MODERN UPPER GROUND FLOOR OFFICE

WELL LOCATED IN CULTURAL
QUARTER OPPOSITE DCA AND
DUNDEE REP

RECENTLY REFURBISHED

IN CLOSE PROXIMITY TO
DUNDEE UNIVERSITY CAMPUS
AND NEW BT CALL CENTRE.

FULL RATES RELIEF AVAILABLE
TO QUALIFYING OCCUPANTS
UNDER THE SMALL BUSINESS
BONUS SCHEME

ASKING RENT £15,000 PER
ANNUM



VIDEO TOUR



WHAT 3 WORDS

1 SOUTH TAY STREET, DUNDEE DD1 1NU

CONTACT: **Scott Robertson** s.robertson@shepherd.co.uk
Gerry McCluskey g.mccluskey@shepherd.co.uk

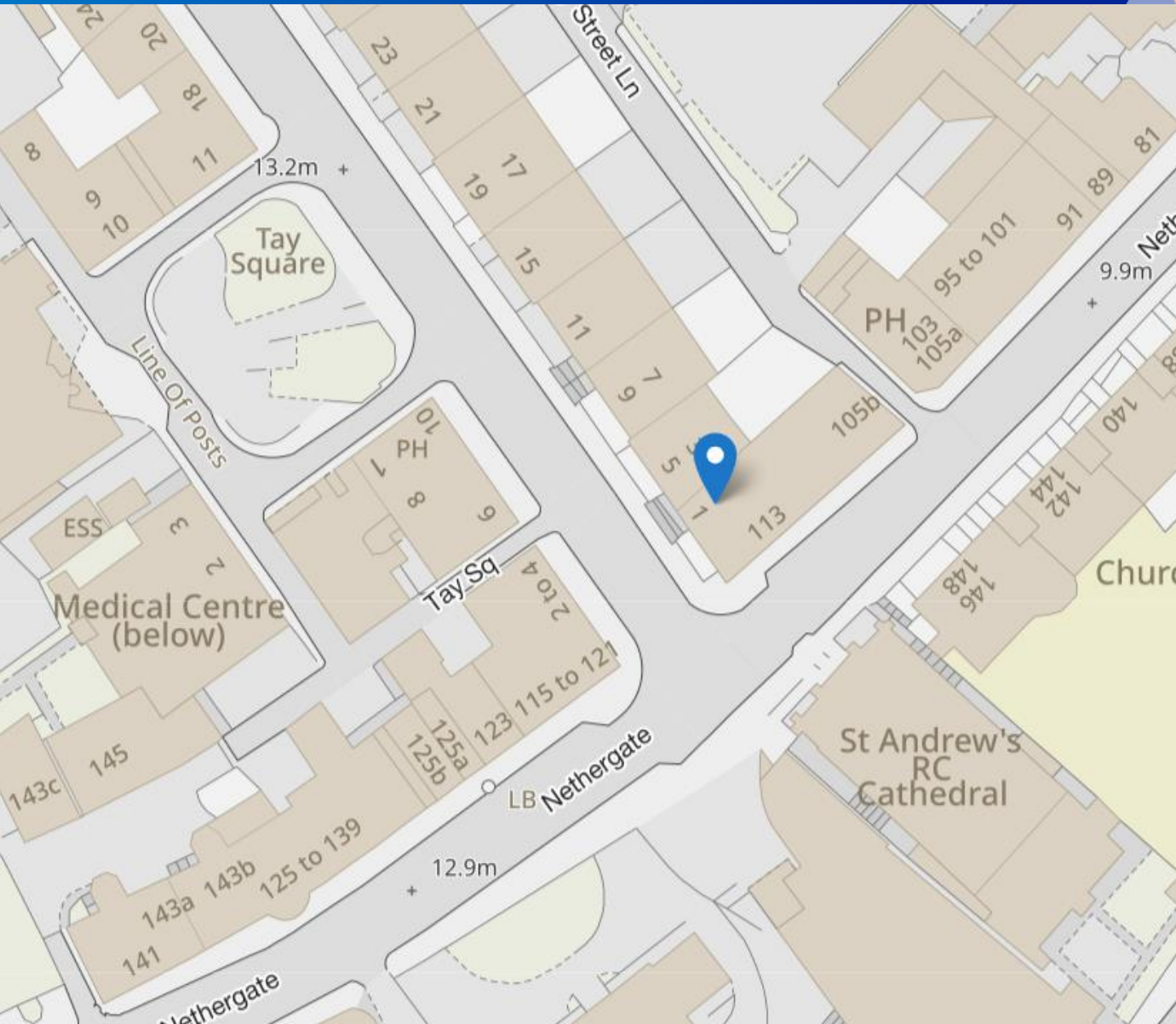
07780 502651 www.shepherd.co.uk
07720 460022

SHEPHERD
COMMERCIAL



Location

1 SOUTH TAY STREET, DUNDEE, DD1 1NU



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 (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 at the corner of South Tay Street and Nethergate in a prominent location. South Tay Street is a traditional business location with an attractive listed street scape and encompassing an attractive square leading to Dundee Rep Theatre.

Nethergate is a major traffic and pedestrian thoroughfare which leads from the heart of the City Centre to the Cultural Quarter, Dundee University and Dundee University Campus.

Dundee Contemporary Arts Centre is located opposite.

A new office call centre / retail development for BT is currently under construction on the opposite side of Nethergate at the Nethergate / Marketgait West Junction.

Modern Upper Ground Floor Office



Description

1 SOUTH TAY STREET, DUNDEE, DD1 1NU



Description

The subjects comprise an upper ground floor office forming part of a large Category 'A' Listed Building at the Corner of South Tay Street and Nethergate.

The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate with a flat section overlaid in mineral felt and lead. Floors are of suspended timber.

Windows have recently been replaced with double glazed sash units and internally the property has undergone extensive refurbishment to provide a modern contemporary finish with new kitchen and sanitary fittings.

ACCOMMODATION	m ²	ft ²
Ground Floor		
Entrance Vestibule leading into Hall with Reception, 3 Good Quality Office Spaces, Staff Kitchen and Storage / Filling Area and Separate Ladies and Gents W.C. Facilities	89.32	961
TOTAL	89.32	961

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).



Lease Terms

The property is available for lease for a negotiable terms of years.

Asking Rent - £15,000 per annum.

Rateable Value

The subjects are currently entered in the Valuation Roll for rating purposes as follows:

Rateable Value - £8,600 per annum

The rate poundage for the financial year 2024/2025 is 49.8p for properties with rateable values up to £51,000.

The property qualifies for Small Business Bonus Relief and qualifying occupiers can claim 100% Non-Domestic Rates Relief for this property.

For occupants who do not qualify for Small Business Bonus Relief, Fresh Start Relief will be available to the next occupier and no rates will be payable for the first 12 months of occupation.

Energy Performance Certificate

Following competition of the recent upgrade the property has an EPC Rating of (To Be Confirmed).

An Energy Performance Certificate is available upon request

VAT

All prices are quoted exclusive of VAT charged at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction, with the ingoing tenant being responsible for LBTT and Registration Dues thereon.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk



Gerry McCluskey

g.mccluskey@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

T: (01382) 878005



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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