

FOR SALE

INVESTMENT OPPORTUNITY

- > EXCELLENT INVESTMENT OPPORTUNITY WITHIN DUNDEE WATERFRONT AREA.
- > 2 ADJOINING UNITS LET TO BALMORAL HOMECARE AND MSD DESIGN
- > SALE OF UNITS ON INDIVIDUAL BASIS WILL ALSO BE CONSIDERED
- > ANNUAL RENT - £13,500
- > PRICE - £160,000
- > NET INITIAL YIELD 8.28%

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-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 (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.

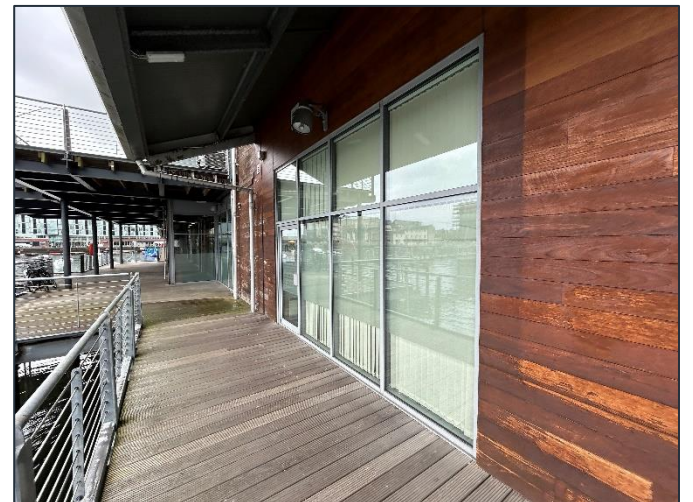
ACCOMMODATION

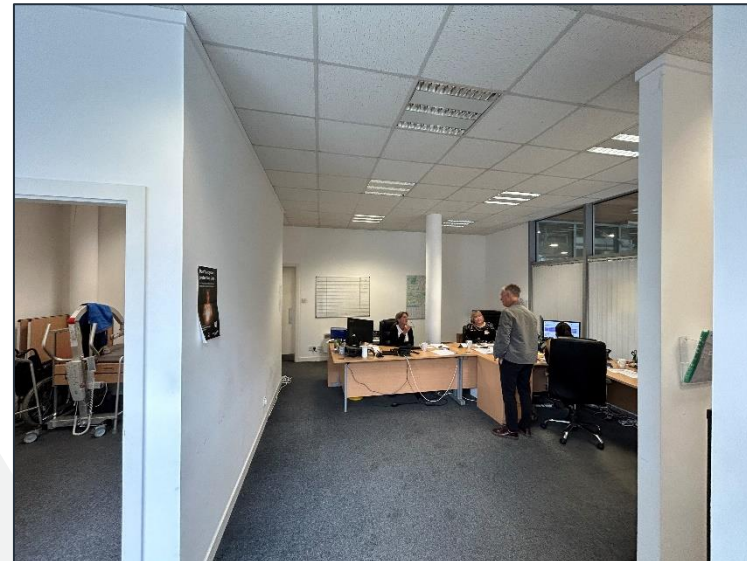
The units provide a floor area of approximately

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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EPC

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

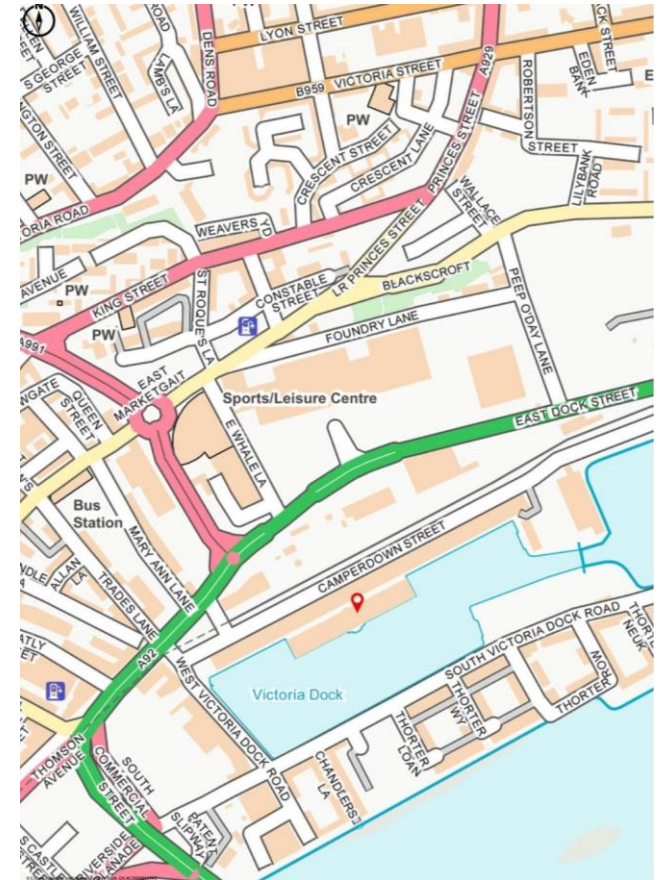
Further information and viewing arrangements are available by the Sole Letting Agents.

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:

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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: JUNE 2024

