

TO LET

**RETAIL / OFFICE
PREMISES**

- > **PROMINENT AND BUSY
LOCATION**
- > **FORMER BANK PREMISES
SUITABLE FOR A VARIETY OF
USES**
- > **OPEN PLAN
ACCOMMODATION**
- > **RATES RELIEF**
- > **NIA: 148 SQ M (1,593 SQ FT)**
- > **ASKING RENT: OFFERS OVER
£14,000 PER ANNUM**

291 CLEPINGTON RD, DUNDEE, DD3 8BD

Contact: Scott Robertson, s.robertson@shepherd.co.uk, 01382 878005 www.shepherd.co.uk



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 155,000 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 ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre

The subject property is located on the north side of Clepington Road, close to the junction with Caird Avenue and Old Glamis Road.

DESCRIPTION

The subjects comprise former bank premises within a detached single storey building.

The property is of stone construction with a flat roof.

Internally the subjects are laid out as a former bank branch which has a customer reception and two small meeting rooms to the front, with a cash desk and kitchen / WC facilities to the rear.

ACCOMMODATION

The areas below have been calculated on a Net Internal Area basis .

ACCOMMODATION	m ²	ft ²
GROUND	148	1,593
TOTAL	148	1,593





EPC

Available upon request.

RATEABLE VALUE

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

Rateable Value: £11,600

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

LEASE TERMS

The property is available on traditional full repairing and insuring terms.

Rental Offers in excess of £14,000 per annum are invited

VAT

Prices quoted are exclusive of VAT if applicable

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.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA

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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. **JULY 2024**

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