

## OFFICE & STUDIO

- > 1 MILE NORTH OF CITY CENTRE
- > MIXED INDUSTRIAL / RESIDENTIAL LOCATION
- > OFF STREET PARKING
- > GIA: 1,639 SQ M (17,637 SQ FT)
- > OFFERS OVER £175,000

6 NORTH ISLA STREET

# FOR SALE

**6 NORTH ISLA STREET, DUNDEE, DD3 7JQ**

**CONTACT:** Gerry McCluskey, [g.mccluskey@shepherd.co.uk](mailto:g.mccluskey@shepherd.co.uk), 07720466022  
Scott Robertson, [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk), 07880502651

[www.shepherd.co.uk](http://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 150,000 persons and a catchment of some 500,000 persons (source: Dundee city council).

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 (London Heathrow) and sits on the main east coast railway line which runs services into London (Kings Cross).

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.

North Isla Street is located approximately 1.5 km (1 mile) north of Dundee city centre in a mixed location with Victorian style industrial properties and residential properties of varying types surrounding.

The city's two professional football team stadiums are situated in close proximity.

The property is contained within a development of workshop and storage units and adjoins a steel works, and the complex of which the subjects form a part is in multi ownership/occupation.

## DESCRIPTION

The subjects which we understand were originally constructed as an admin/design office for the adjoining steel works are understood to date from 1970's.

Since occupation by Radio Tay in 1980 or thereabouts the property has been adapted to provide studio and office accommodation with storage and garage backup.

Visitor and staff parking is provided on site.

The main walls are constructed around a concrete and/or steel frame with precast concrete claddings and timber and glazed infill panels. The roof over is flat and is understood to be covered in mineral felt or similar (not seen). Floors are generally of concrete construction and windows are generally of timber casement construction and single glazed.

The structure is built over a mutual roadway which provides access to the subjects and to the other units within the complex of which the subjects form a part.

The accommodation on the south side of the building comprises the main entrance and reception area, management offices, studios, workshop, storage areas and garage. The accommodation on the north side comprises general admin space.

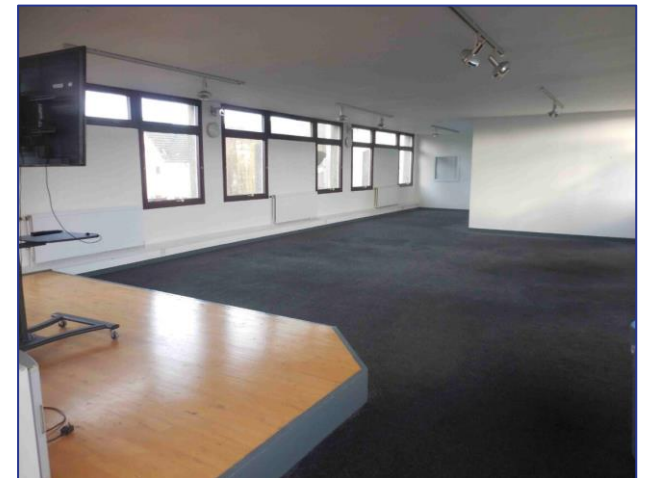
Internal walls and ceilings are plastered, or plaster boarded with painted, tiled etc. Finishes and floors have carpeted and tiled coverings. The offices whilst serviceable would be considered dated in terms of services, fixtures and fittings.



External areas are generally laid in concrete slabs, cassies etc. And access arrangements into the accommodation are via sets of steps, which would prove difficult for persons with mobility issues, although the fire exit from the ground floor adjacent to the boiler room could be adapted for disabled access.

#### ACCOMMODATION

FLOOR	DESCRIPTION	AREA (SQM)	AREA (SQ FT)
Ground	Secondary Entrance, 4 Separate Studios, Basic Offices, Stores, Plant Room and Boiler Room and Garage	515.16	5,545
First	Main Entrance, Reception, Management and Support Staff Offices, W.C. Facilities and Open Plan General Office Area with Meeting Room, Staff Lounge and Kitchen	571.80	6,155
Second	General Offices with W.C. Facilities, Open Plan Office Area which has been sub divided to provide additional Studio, Office and W.C. Facilities	551.53	5,937
<b>TOTAL</b>		<b>1,638.49</b>	<b>17,637</b>



## SERVICES

The property is understood and assumed to connect to mains supplies of water, gas and electricity. Drainage is understood and assumed to be into the main public sewer.

The property benefits from underfloor heating and wall mounted radiators, powered by a gas fired heating boiler.

None of the systems, circuits or services have been checked or tested for the purpose of this report.

## RATEABLE VALUE

Rateable Value: £78,500.

The poundage rate for the financial year 2024/2025 for properties with a Rateable value between £51,001 and £100,000 is 54.5 pence.

Any new proprietor will have the right to appeal from the date of acquisition.

## ASKING PRICE

Our client will consider offers over £175,000 for their heritable interest.

## EPC

Rating – 'C'

A copy can be made available to seriously interested parties.

## VAT

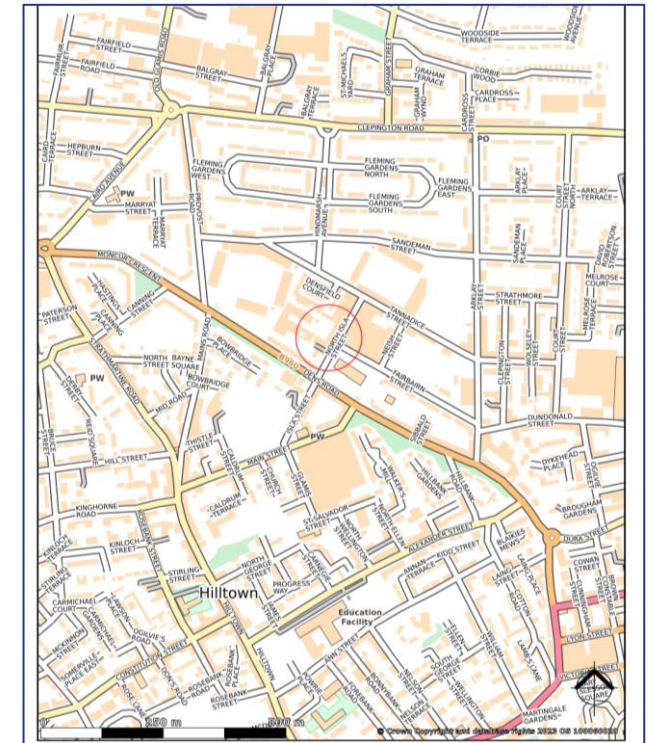
Prices are quoted exclusive of VAT.

## 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 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:

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA  
 Scott Robertson, [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk), 07880502651

[www.shepherd.co.uk](http://www.shepherd.co.uk)

