

TO LET

SALON / RETAIL UNIT

POPULAR DISTRICT
SHOPPING CENTRE

GROUND FLOOR SALON /
RETAIL AREA WITH LOWER-
LEVEL STAFF FACILITIES

NIA: 59.91 SQ M. (629 SQ FT.)

100% RATES RELIEF

OFFERS OVER £10,000
PER ANNUM



VIDEO TOUR



WHAT 3 WORDS



290 PERTH ROAD, DUNDEE, DD2 1AN

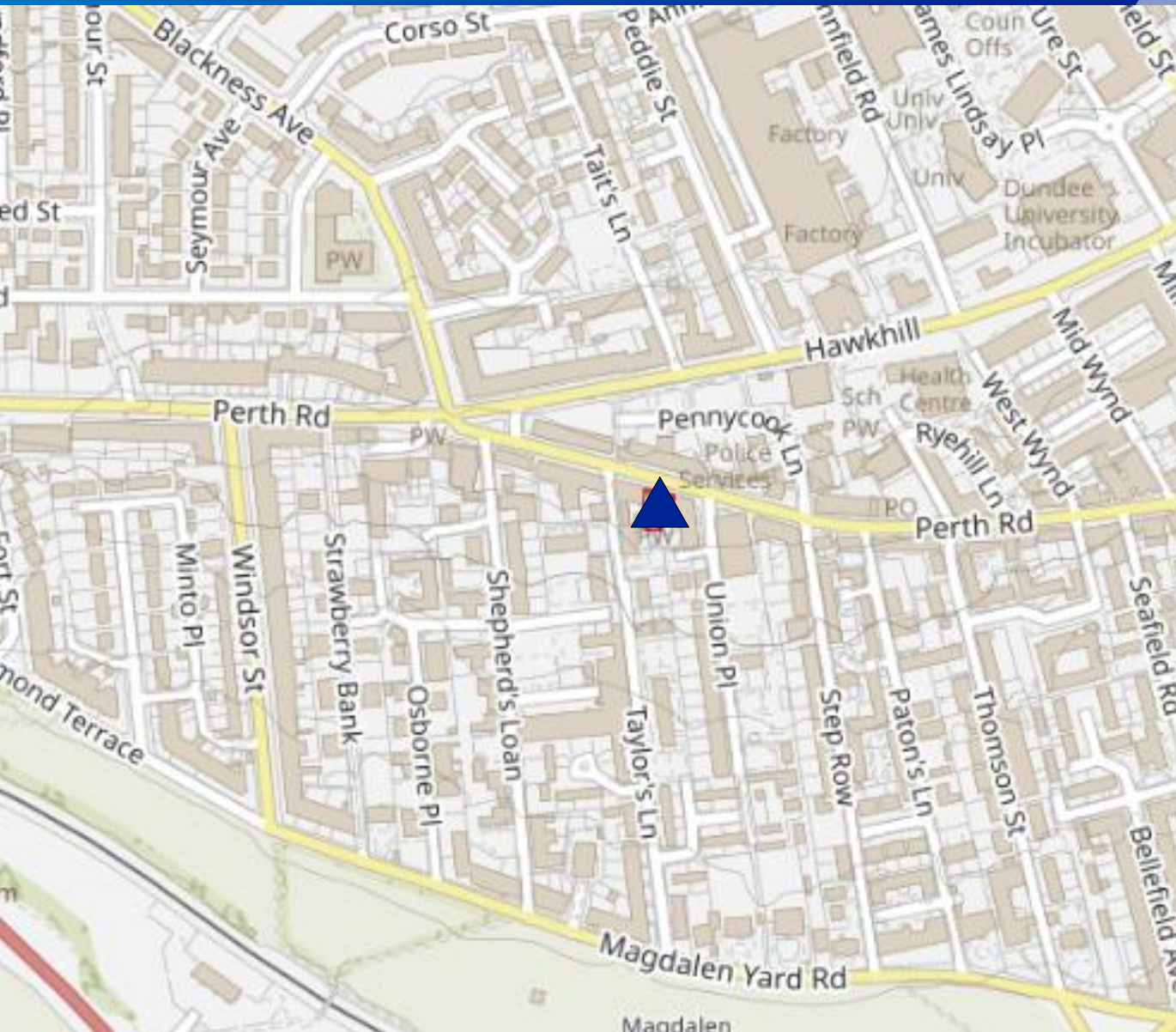
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Location

290 PERTH ROAD, DUNDEE, DD2 1AN



LOCATION

Sinderins is a well established, popular District Shopping Centre serving the West End residential area of Dundee which is estimated to have a population of circa 20,000 persons (Source: Dundee City Council).

The subjects are located in the heart of the District Centre on the south side of Perth Road between its junctions with Taylors Lane and Union Place.

Surrounding occupiers include national traders and regional / local traders and service providers including Fisher & Donaldson, Corolla's, Frasers and Andrew Bolton Opticians to name a few.

On-street parking is available in front of the property and there are a number of Local Authority operated car parks in the surrounding area providing adequate parking provision.

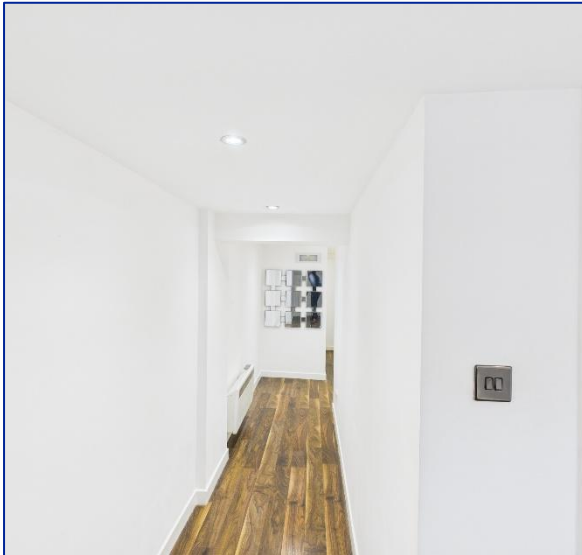


FIND ON GOOGLE MAPS



Description

290 PERTH ROAD, DUNDEE, DD2 1AN



DESCRIPTION

The subjects comprise a salon / retail unit which was most recently occupied as a beauty salon.

This property forms part of a typical tenement with commercial properties at ground and basement levels and residential flats at upper levels.

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

The property has a traditional shop front with side recessed entrance.

The entrance leads into a salon / retail area with stairs to the rear leading down to lower-level accommodation which contains a treatment room and staff facilities

ACCOMMODATION

	m ²	ft ²
Ground	29.57	302
Basement	30.34	327
Total	59.91	629

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).



RENTAL

Our client is inviting rental offers in excess of £10,000 per annum for their leasehold interest.

LEASE TERMS

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

RATEABLE VALUE

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

Rateable Value: £7,700.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

Get in Touch

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



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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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