

## RETAIL UNIT

- > EXCELLENT LOCATION IN DUNDEE'S WEST END
- > MODERN SHELL UNIT
- > NEXT TO SAINSBURY'S LOCAL
- > CLOSE TO DUNDEE UNIVERSITY
- > DENSELY POPULATED AREA
- > NIA 255.3 SQ.M (2,747 SQ.FT)
- > SUITABLE FOR A VARIETY OF USES



TO LET

**274 A PERTH ROAD, DUNDEE, DD2 1AE**

**CONTACT:** Scott Robertson [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) John Pirie [john.pirie@shepherd.co.uk](mailto:john.pirie@shepherd.co.uk) [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 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

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 (Stansted) 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 construction of the V&A Museum will help establish Dundee as a major regional centre.

The subjects are located to the West of Dundee City Centre on the busy Perth Road a popular commercial and residential location in close proximity to Dundee University.

## DESCRIPTION

The property occupies a corner site with prominent frontage onto Perth road. The unit is in shell condition ready to be fitted out and offers flexible options for use.

There is a loading bay to the rear of the building with time limited car parking.

## FLOOR AREA

GIA – 255.3 SQ M (2,747 SQ FT).

## RATEABLE VALUE

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

Rateable Value - £20,900

The unified business rate for 2023/2024 is 49.8p.

## TERMS

The property is available on a traditional full repairing and insuring lease for a negotiable number of years.

Asking Rent: OIEO £25,000 per annum.

Alternatively, our clients may sell their heritable interest. Asking Price on application.

## EPC

Further information available on request.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

## 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.



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005.  
Scott Robertson [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) John Pirie [john.pirie@shepherd.co.uk](mailto:john.pirie@shepherd.co.uk)

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

