

PRICE REDUCTION

**EXTENSIVE RETAIL AND
WORKSHOP SPACE**

GIA 436.58 SQ M (4,698 SQ FT)

**ADDITIONAL FLOORS CAN BE
MADE AVAILABLE**

**SUITABLE FOR A MIX OF USES
(SUBJECT TO CONSENTS)**

**A SALE WILL BE CONSIDERED
OFFERING AN OPPORTUNITY TO
ACQUIRE THE WHOLE BUILDING
WITH DEVELOPMENT POTENTIAL
AND POSSIBLE CONVERSION OF
UPPER FLOORS FOR RESIDENTIAL
USE (SUBJECT TO CONSENTS)**

COOPER & MCKENZIE
MENSWEAR EST. 1874

FOR SALE / MAY LET

43 REFORM STREET, DUNDEE, DD1 1SH

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LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (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 (Census 2011).

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 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.

Local major employers in Dundee include DC Thomson, B.T., Dundee City Council, Dundee University and Abertay University, all located a short distance from the subjects.

The recent £10M investment in the port by Forth Ports to create a new quayside positions Dundee port as an ideal hub for the renewable energy and decommissioning sectors.

Reform Street is a busy traditional retail thoroughfare within the City Centre in close proximity to Overgate shopping centre the principle, retail destination in Tayside.

Other nearby occupiers include McDonalds, Boots, Santander, Nationwide and a number of local retail and licenced/ leisure operators.

DESCRIPTION

The subjects form part of an extensive 4 ½ storey and basement Category 'B' listed building and as currently configured offer accommodation on the basement, ground, first and second floors.

The main walls are of stone construction whilst the roof over is pitched and overlaid in slate with flat sections.

ACCOMMODATION

The areas below have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

FLOOR	SQ M	SQ FT
Basement	75.20	809
Ground	90.50	974
First	149.14	1,605
Second	121.74	1,310
Total	436.58	4,698



RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £28,100.

The Unified Business Rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewerage.

LEASE DETAILS

45 Reform Street is let to Oxfam until 8th July 2024 at a current rent of £25,000 per annum.

PROPOSAL

Our clients' preference is to sell, to include additional upper floor space and the adjacent ground and basement floor shop.

Offers over £485,000 are invited.

Plans for residential conversion of upper floors can be made available to seriously interested parties

Alternatively, our clients may lease the property for a term of years to be negotiated.

Additional upper floor accommodation can be made available if required.

EPC

'G'

VAT

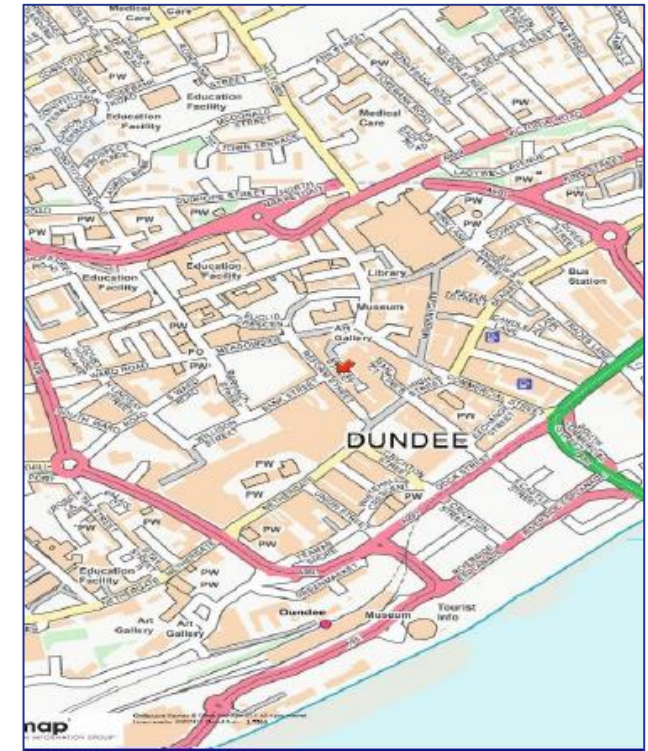
For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

LEGAL COSTS

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

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 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.



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

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