

UNEXPECTEDLY BACK ON THE MARKET

FOR SALE

RETAIL/SHOWROOM

SITUATED WITHIN POPULAR
DISTRICT CENTRE

HIGH PROFILE LOCATION AT BUSY
INTERSECTION

ENTIRE BUILDING

INCOME FROM ADVERTISING
HOARDING

OFFERS OVER £125,000
INVITED



VIDEO TOUR



WHAT 3 WORDS



Image from 2024

2-4 FORFAR ROAD, DUNDEE, DD4 7AR

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Location

2-4 FORFAR ROAD, DUNDEE, DD4 7AR



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 property is located within the Albert Street District Centre which is one of the major District Centres of Dundee located about 1 mile north-east of the City Centre.

The subjects are positioned on the northern fringe of the District Centre facing the north-east arterial route enjoying a high-profile location at a busy junction.



FIND ON GOOGLE MAPS



Description

2-4 FORFAR ROAD, DUNDEE, DD4 7AR



DESCRIPTION

The subjects comprise a retail showroom with workshop, storage and staff accommodation.

The main walls are of stone and brick construction with slate and flat/mineral felt roof coverings and suspended timber and solid floors.

The windows are a mix of timber casement and block glass units.

Finishes include suspended ceilings, plasterboard lined walls and ceilings and a mix of floorcoverings.

There is a separate storage facility adjacent to the property providing additional stores. This is leased from a third party, but it may be possible for the buyer to retain this facility if required.

ACCOMMODATION

	m ²	ft ²
Ground Floor – Retail Showroom, Workshop and Office	133.39	1,436
First Floor – Stock and staff facilities	58.45	629
Second Floor – Staff Kitchen and Storage	27.45	295
TOTAL	219.29	2,360

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).

The separate stores extend to 95.86 SqM (1,032 SqFt)



PRICE

Offers over £125,000 are invited.

ADVERTISING HOARDING

There is an advertising hoarding facing Forfar Road which generates a modest income.

RATEABLE VALUE

The subjects have been assessed for rating purposes and are entered into the Valuation Roll at:

RV - £9,900

The Unified Business Rate for 2025/2026 is 49.8p for properties with a Rateable Value up to £51,000.

Qualifying occupiers will be in a position to claim Small Business Rates Relief under current legislation.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current EPC rating of 'B'.

VAT

VAT is not currently charged.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the purchaser responsible for any Land and Buildings Transaction Tax (LBTT).



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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