

**TO LET**

## **OFFICE/RETAIL PREMISES**

- > **GROUND FLOOR PREMISES  
CONTAINED WITHIN PURPOSE  
BUILT STUDENT  
ACCOMMODATION**
- > **IMPROVING CITY CENTRE  
LOCATION**
- > **AVAILABLE DECEMBER 2024**
- > **248 SQ. M. (2,670 SQ. FT.)**
- > **5 CAR PARKING SPACES  
AVAILABLE**
- > **ASKING RENT - £52,500 PER  
ANNUM (EXCLUDING CAR  
PARKING)**



**63 BROWN STREET, DUNDEE, DD1 5AQ**

Contact: Jonathan Reid, [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk), 01382 878005 [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 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.

The subjects are located on the corner of Brown Street and Douglas Street within the centre of Dundee. This is an area which is undergoing significant transformation and forming part of a new purpose-built student development.

## DESCRIPTION

The subjects comprise the ground floor of a new build 7 storey development comprising a total of 163 student beds.

The accommodation is designed in an 'L' shape and will be suitable for office/retail use.

There are also five car parking spaces available.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	248	2,670
<b>TOTAL</b>	<b>248</b>	<b>2,670</b>

## RATEABLE VALUE

Will require to be assessed.

## EPC

Available upon application

## TERMS

Our client is inviting rental offers in the region of £52,500 per annum for a negotiable period excluding car parking.

## VAT

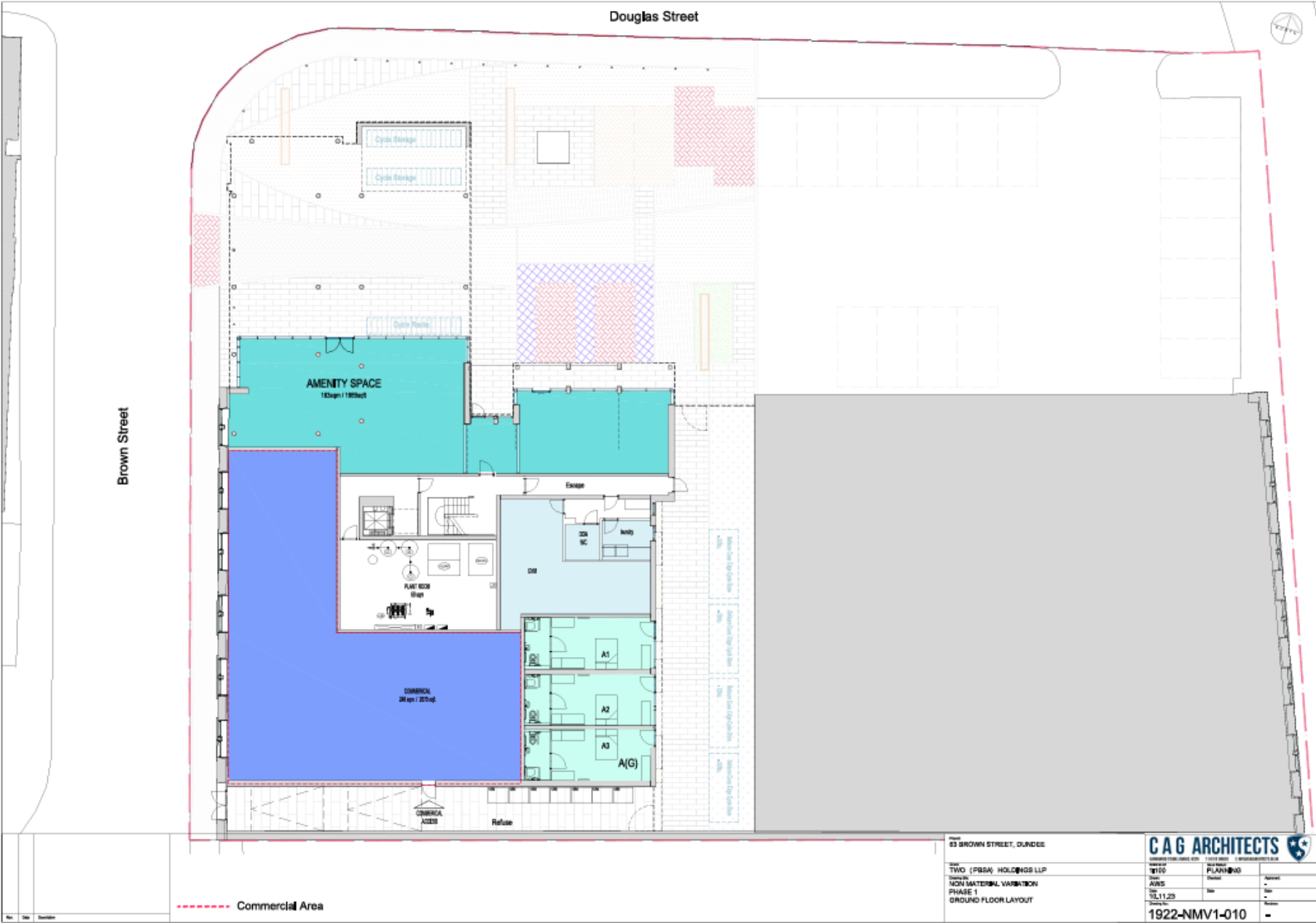
VAT will be payable.

## LEGAL COST

Each party will to bear their own legal costs in connection with the sale of the property.

## Commercial space at 63 Brown Street, Dundee





63 BROWN STREET, DUNDEE

TWO (PBA) HOLDINGS LLP

NON MATERIAL VARIATION

PHASE 1

GROUND FLOOR LAYOUT

**CAG ARCHITECTS**

1010 PLANNING

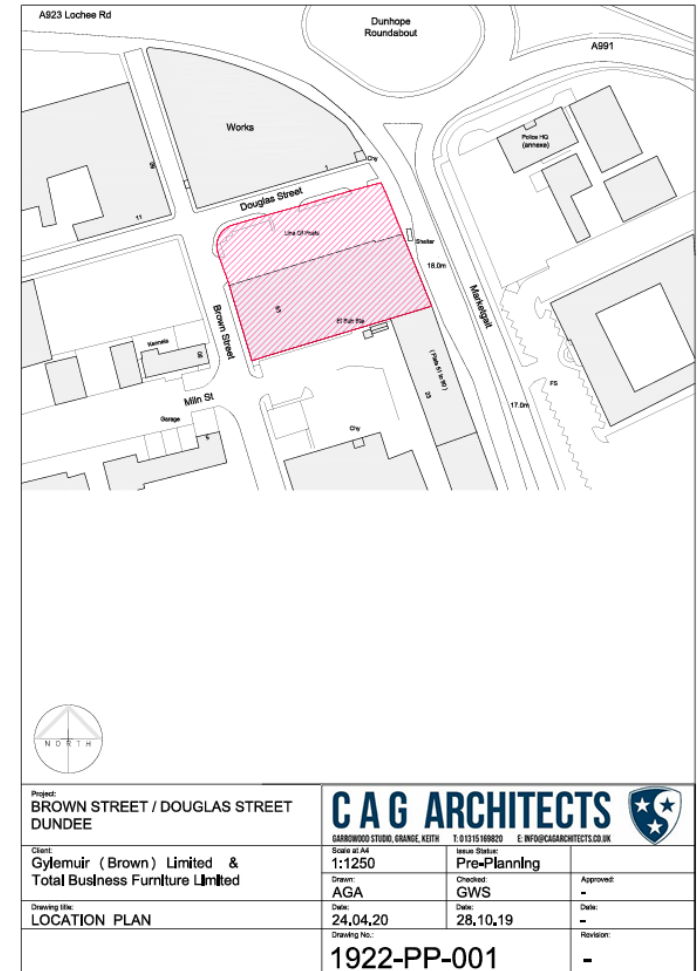
1922-NMV1-010

**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.

**FURTHER INFORMATION AND VIEWING**

Further information and viewing arrangements are available by contacting the Sole Letting Agents.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005  
 Jonathan Reid – j.reid@shepherd.co.uk

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

