

TO LET

**DETACHED SINGLE
STOREY OFFICE /
YARD**

WEST END LOCATION

**SUITABLE FOR IMMEDIATE
OCCUPATION**

46.9 SQ M (505 SQ FT)

**LEASE AVAILABLE VIA
ASSIGNATION / SUB LEASE**

**PASSING RENT - £5,500 PER
ANNUM (EXC VAT)**

100% RATES RELIEF



39 GLAMIS ROAD, DUNDEE, DD2 1TU

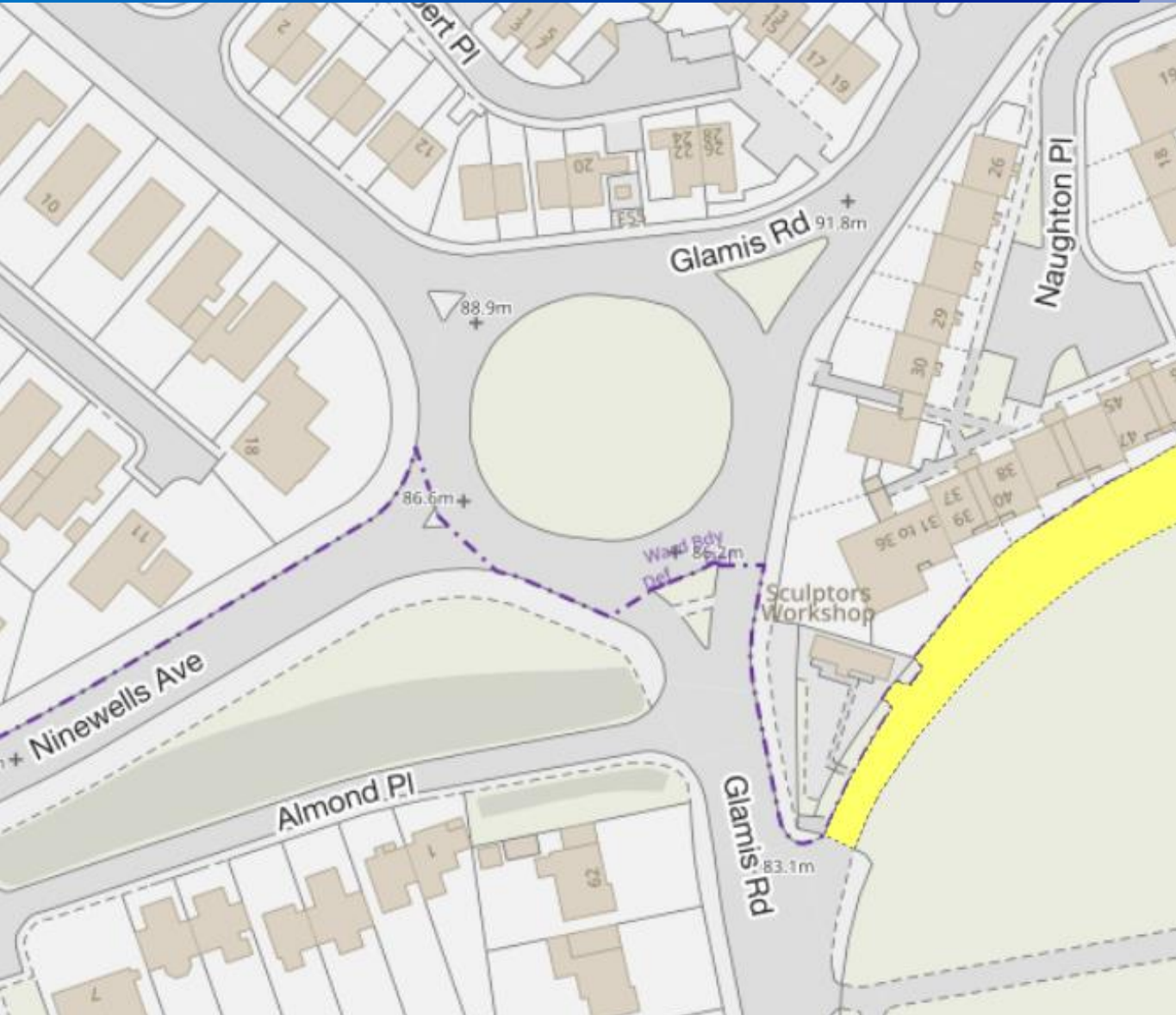
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Location

39 GLAMIS ROAD, DUNDEE, DD2 1TU



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 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 has its own airport with daily flights to London (Heathrow) 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.

The subjects are prominently located on the west side of city close to the roundabout serving Glamis Road / Dickson Avenue and Ninewells Avenue.



FIND ON GOOGLE MAPS



Description

39 GLAMIS ROAD, DUNDEE, DD2 1TU



DESCRIPTION

The subjects comprise a detached office / workshop unit arranged over the ground floor.

The office / site is prominently located at the west gate of Balgay Cemetery in a predominantly residential area.

Internally the subjects comprise an entrance hallway, two offices with a separate workshop area and WC.

There is a yard / fenced site to the front.

Alternative commercial uses may be possible subject to appropriate local authority consent.

ACCOMMODATION

	m ²	ft ²
Ground	46.9	505
Total	46.9	505

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



PROPOSAL

The subjects are currently leased from Dundee City Council with a passing rent of £5,500 per annum (exc VAT) until 27th May 2025.

The rent increases to £6,000 per annum (exc VAT) from 28th May 2025 until 27th May 2026.

There is a Rent Review on 28th May 2026.

Both parties have the right to terminate the lease on 27th May 2026 and 27th May 2029 on giving 3 months written notice.

Our clients are seeking to arrange disposal of their lease obligations via assignation or sub-lease. Please call for further details.

RATEABLE VALUE

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

£5,200.

The subjects benefit from up to 100% rates relief via the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing assignee responsible for any LBTT, registration dues and VAT thereon.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk

Shepherd Chartered Surveyors

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t: (01382) 878005



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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