

# FOR SALE

## OFFICE / DEVELOPMENT OPPORTUNITY

WELL LOCATED IN CULTURAL QUARTER

IN CLOSE PROXIMITY TO DUNDEE UNIVERSITY AND BT CALL CENTRE

100% RATES RELIEF VIA THE SMALL BUSINESS BONUS SCHEME

ASKING PRICE – OFFERS OVER £120,000

NIA – 149.7 SQ M (1,611 SQ FT)

GIA – 156.2 SQ M (1,681 SQ FT)



VIDEO TOUR



125 NETHERGATE, (1ST FLOOR), DUNDEE, DD1 4DW

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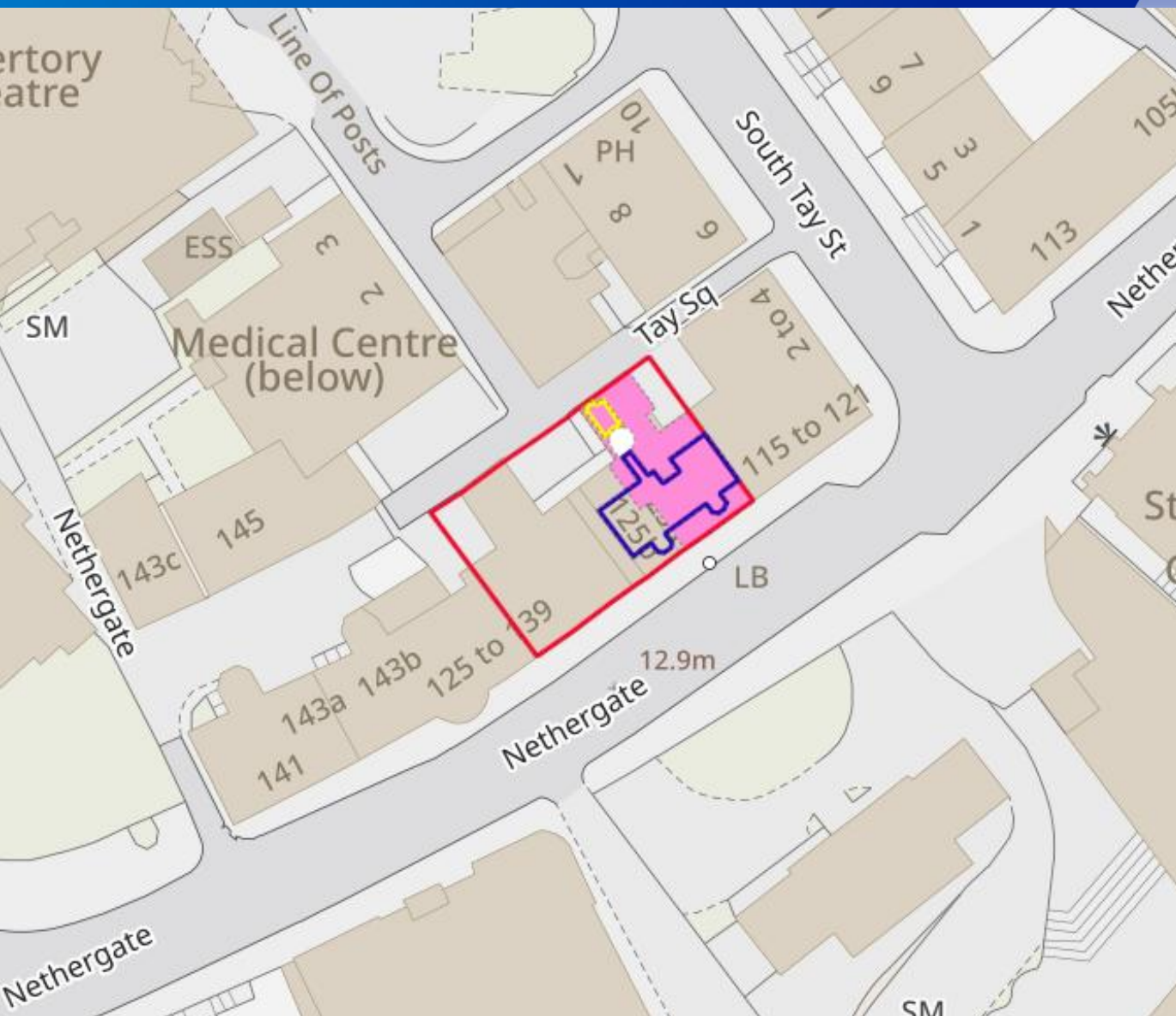






# Location

125 NETHERGATE, (1ST FLOOR), DUNDEE, DD1 4DW



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 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 regeneration of the waterfront development has been well documented, and the construction of the V&A Museum has helped establish Dundee as a major regional centre.

Nethergate is a major traffic and pedestrian thoroughfare which leads from the heart of Dundee City Centre to the cultural quarter, Dundee University, and links with Perth Road out to the west end residential district and beyond.

The subjects are located on the north side of Nethergate, a short distance west of the inner ring road, and form part of a busy retail parade occupied by independent traders including Clarks Bakery, Cravin Crispy and Istanbul to name a few.

The Dundee Contemporary Art Centre is located opposite, and the Rep Theatre is located a short walk away.

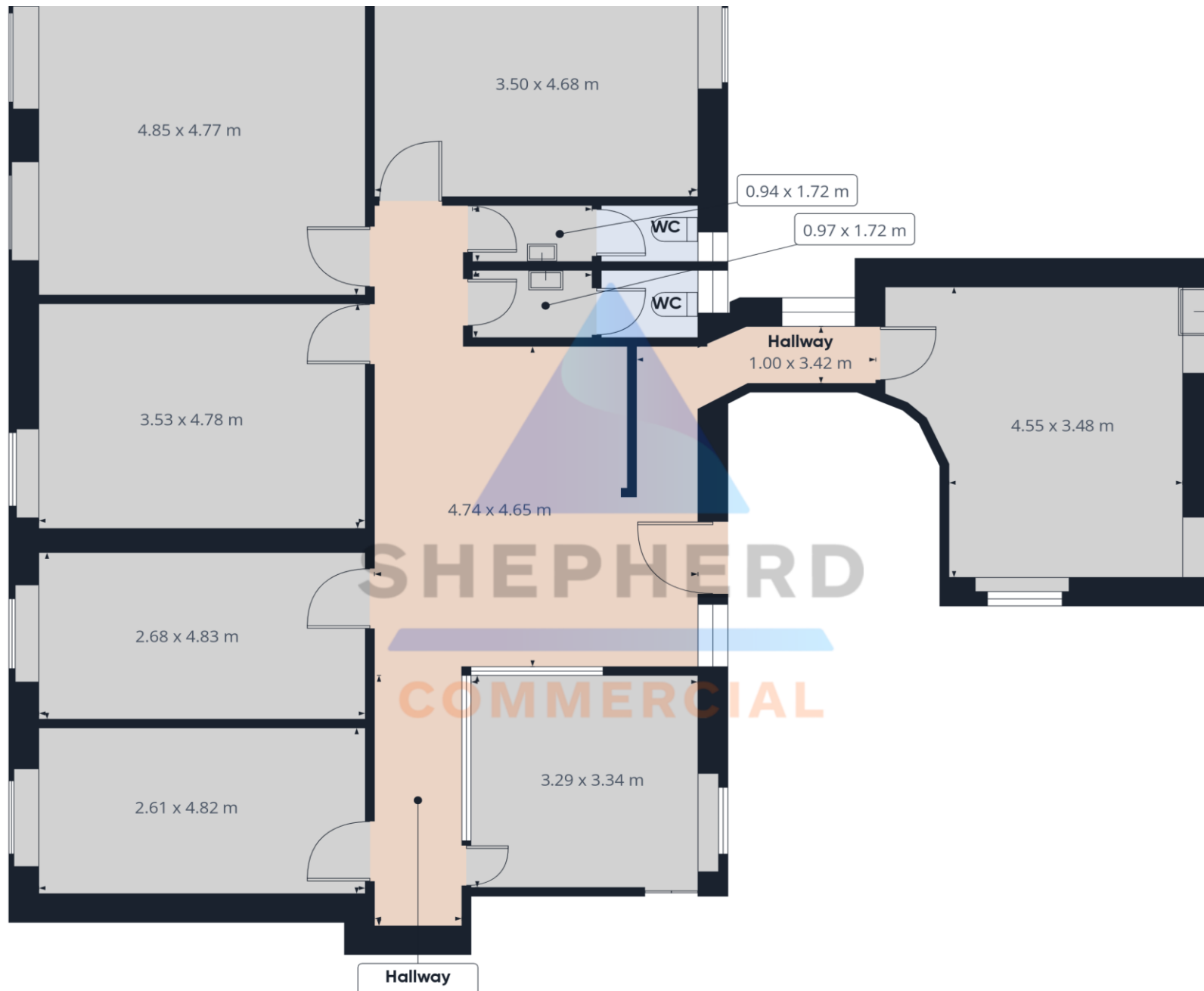


FIND ON GOOGLE MAPS



# Floor Plan

125 NETHERGATE, (1ST FLOOR), DUNDEE, DD1 4DW





# Description

125 NETHERGATE, (1ST FLOOR), DUNDEE, DD1 4DW



The subjects comprise a first floor office.

The unit forms part of a traditional mid terraced 3-storey plus attic category 'B' listed tenement of stone construction with a pitched timber and slated roof incorporating dormer projections at attic level.

Access to the property is via a common close and rear stairwell.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>First Floor</b>		
<b>Entrance Hallway / Reception, 6 individual offices, staff room / kitchen, WC facilities x 2.</b>	149.7	1,611
<b>Total</b>	<b>149.7</b>	<b>1,611</b>

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).



## RATEABLE VALUE

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

Rateable Value - £11,600

Rates payable for 2025/2026 - £5,776.80

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

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## ASKING PRICE

Our clients are looking to sell their heritable interest.

Asking Price – Offers over £120,000

## VAT

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

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## 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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