

TO LET / FOR SALE

**OFFICE / TRADE
COUNTER WITH YARD**

**GROUND / FIRST FLOOR
TRADE COUNTER / OFFICE**

ON STREET PARKING

**NIA: 165.48 M SQ. (1,781 SQ
FT.)**

**SEPARATE REAR YARD:
circa 0.2 ACRES**

**RENTAL OFFERS OVER
£15,000 P/A**

**ASKING PRICE AVAILABLE
UPON APPLICATION**



VIDEO TOUR



WHAT 3 WORDS



14B MILTON STREET DUNDEE, DD3 6QQ

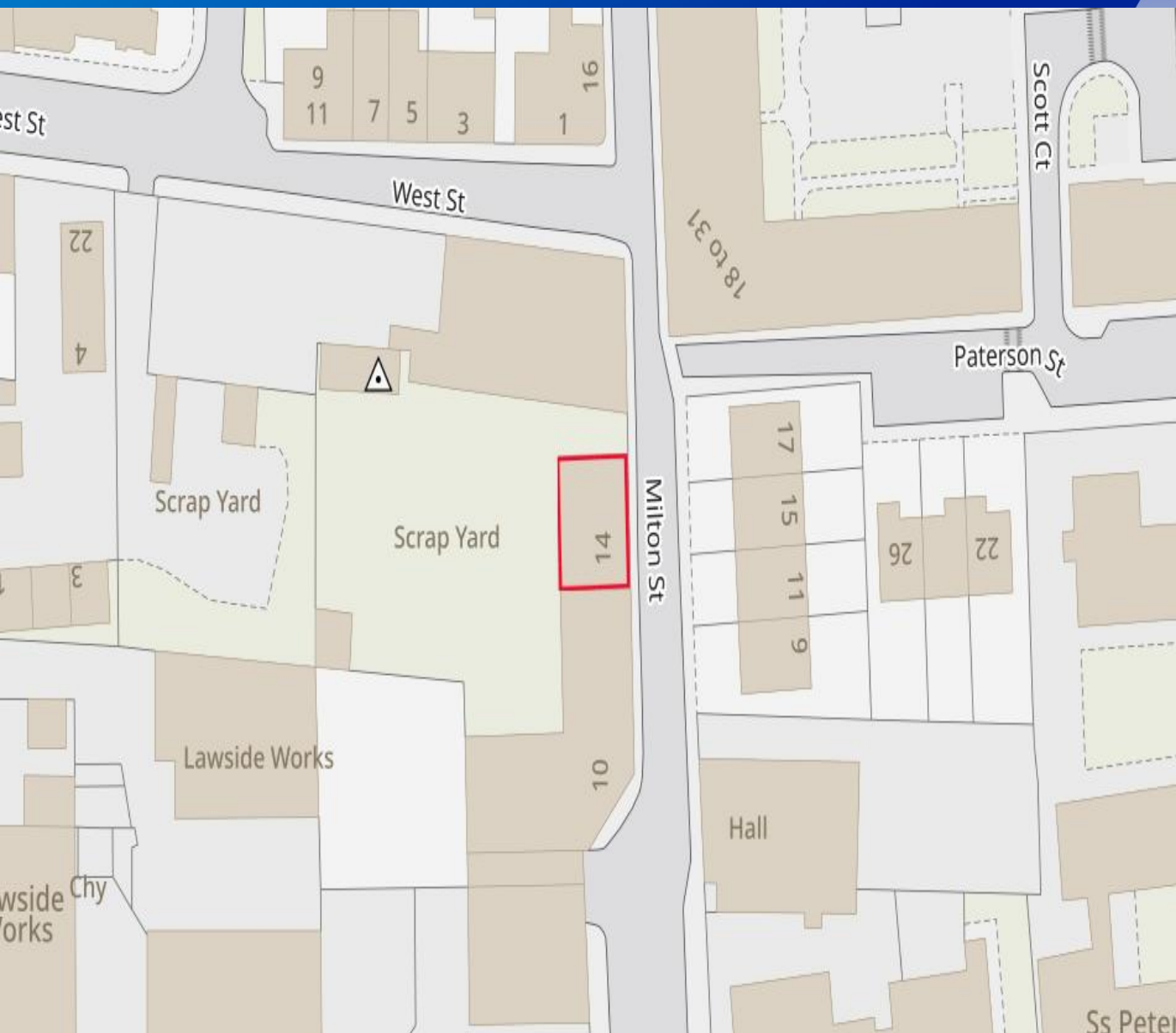
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Location

14B MILTON STREET DUNDEE, DD3 6QQ



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 (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

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 west side of Milton Street, between the junctions of Byron Street and West Street and resides approximately 1 mile north of Dundee City Centre.

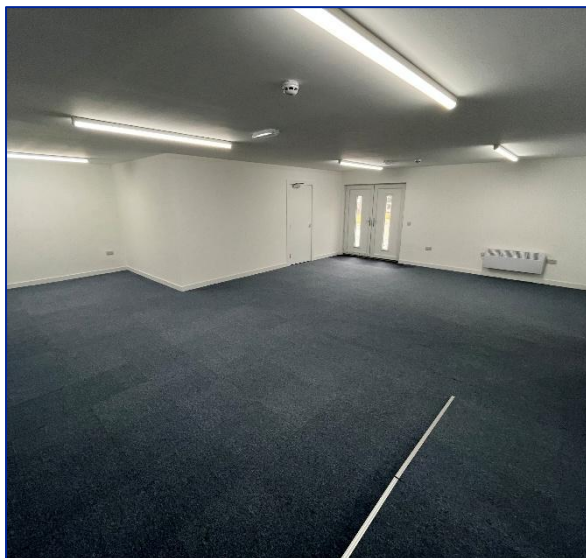


FIND ON GOOGLE MAPS



Description

14B MILTON STREET DUNDEE, DD3 6QQ



DESCRIPTION

The subjects comprise the ground and first floor of a traditional two storey end terraced stone building with a pitched and slate roof. Access is gained via a pedestrian door directly from Milton Street.

Internally the subjects have been recently refurbished to a high standard. The ground floor consists of a trade counter area with an office and toilet facilities to the rear.

The first floor comprises an open plan office space, and benefits from separate access directly from Milton Street.

The subjects includes a yard measuring approximately 0.2 acres which is accessible from Milton Street via an iron gate.

ACCOMMODATION

| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 77.56 | 835 |
| First Floor | 87.92 | 946 |
| Total | 165.48 | 1,781 |
| | | |

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).



RENTAL

Our client is inviting offers in excess of £15,000 per annum for their leasehold interest.

PRICE

Our client is inviting offers for their heritable interest. Price is available to interested parties upon application.

The rear yard is available to rent / purchase by separate negotiation.

RATEABLE VALUE

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

Rateable Value: To be assessed.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

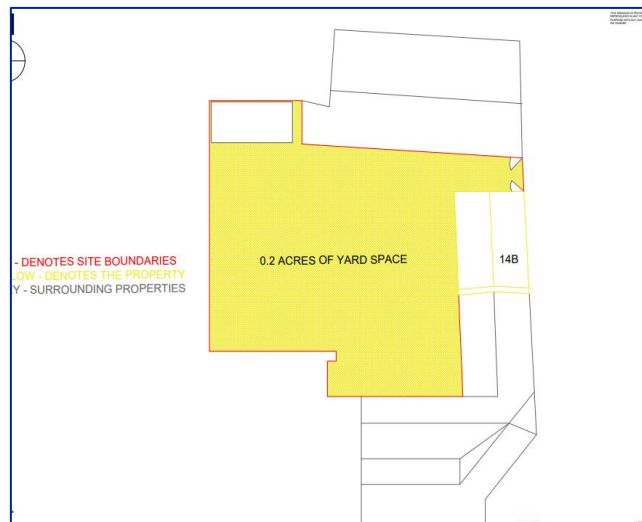
Awaiting further details.

VAT

All figures are quoted 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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Shepherd Chartered Surveyors

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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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