

FOR SALE

**OFFICE / RETAIL
PREMISES**

**PROMINENTLY LOCATED
BUSINESS PREMISES**

100% RATES RELIEF

**SUITABLE FOR A VARIETY OF
USES**

ON STREET PARKING

**GROSS INTERNAL AREA – 34.8
SQ M (375 SQ FT)**

OFFERS OVER £40,000



VIDEO TOUR



WHAT 3 WORDS

48 BRANTWOOD AVENUE, DUNDEE, DD3 6EW

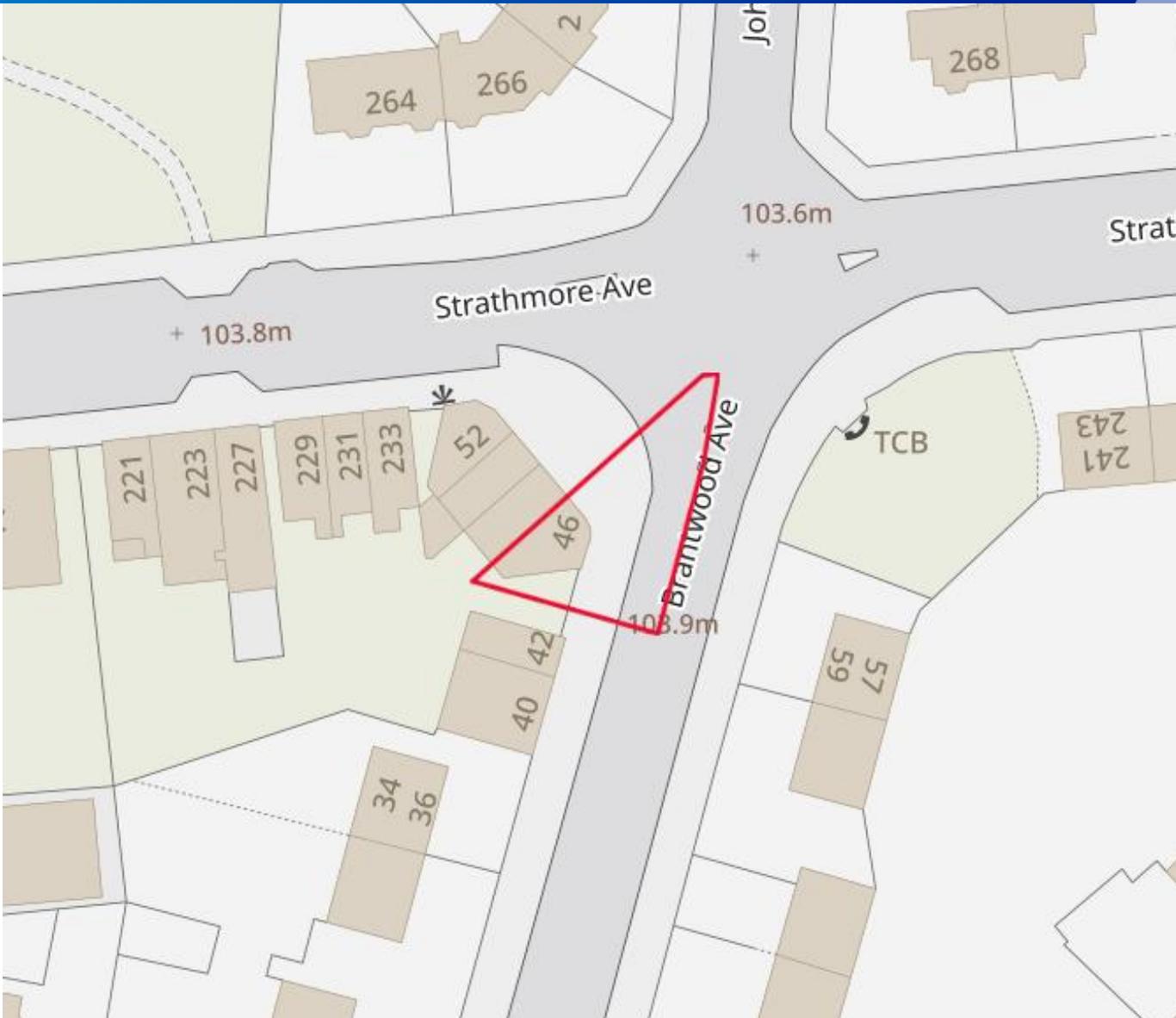
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Location

48 BRANTWOOD AVENUE, DUNDEE, DD3 6EW



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 155,000 persons and a catchment of some 235,000 persons (Census 2011).

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

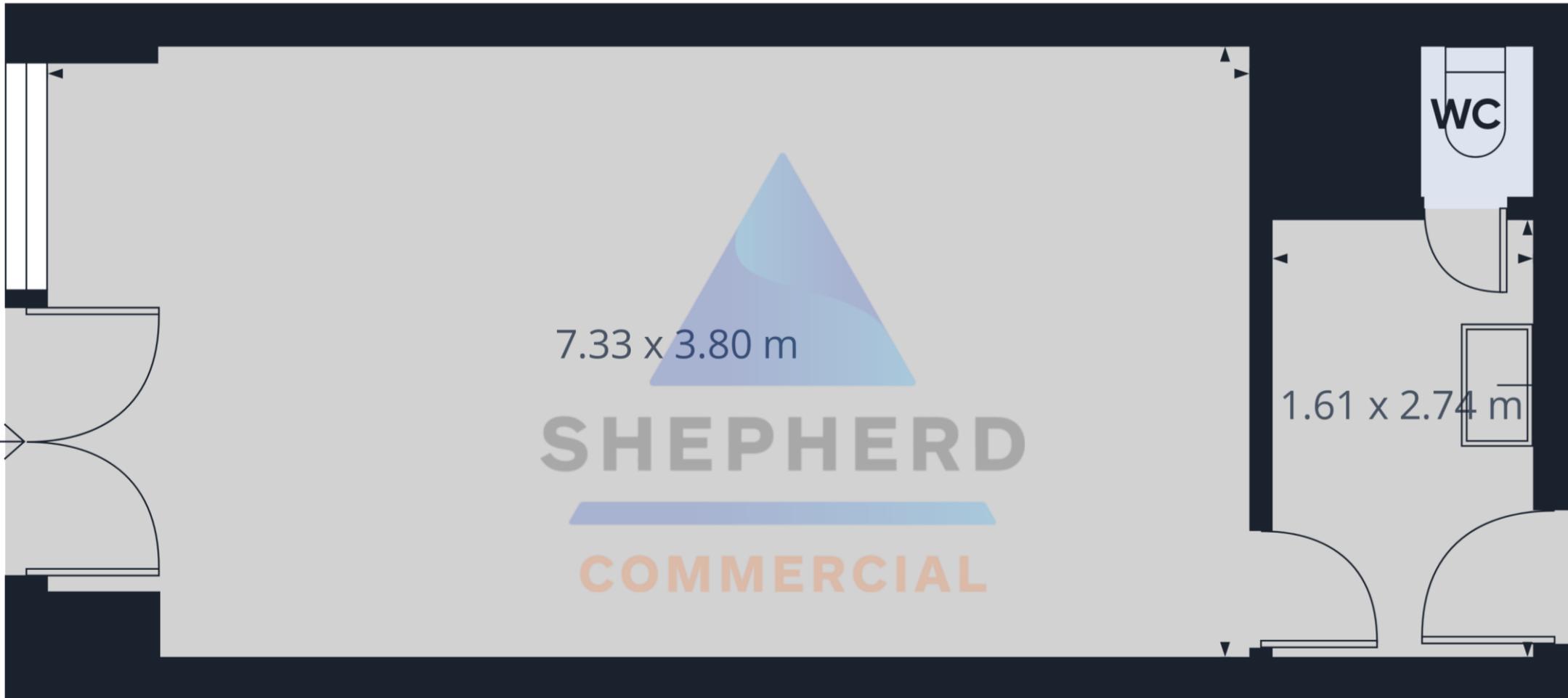
The subjects are well located on Brantwood Avenue overlooking the busy Strathmore Avenue / Johnstone Avenue junction. The premises are approximately 2 miles north west of Dundee City Centre in a mixed commercial and residential location with a number of local retailers nearby.

Brantwood Avenue is a busy vehicular thoroughfare although pedestrian footfall is limited.

Description



FIND ON GOOGLE MAPS





Description

48 BRANTWOOD AVENUE, DUNDEE, DD3 6EW



The subjects comprise a mid terraced single storey property of construction with pitched slate roof over.

The subjects have front elevation and benefit from a UPVC double glazed frontage with security shutters.

ACCOMMODATION

	m ²	ft ²
GROUND FLOOR		
MAIN OFFICE, STAFF KITCHEN AND WC	34.8	375
TOTAL	34.8	375

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).



PRICE

Our client is looking to sell their heritable interest.

Offers Over - £40,000

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll for the current year at:

Rateable Value - £3,250

(Proposed from 1st April 2026 - £3,850).

The business rate for the financial year 2025/2026 is 49.8 pence inclusive of water and sewerage.

The subjects qualify for up to 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

ENERGY PERFORMANCE CERTIFICATE

A copy can be provided to seriously interested parties

VAT

All prices quoted are exclusive of VAT which will be charged at the current rate?

LEGAL COSTS

Each party will be responsible for their own legal with the ingoing tenant being responsible for LBTT and Registration Dues thereon.

Get in Touch

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



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Jamie Hutcheon

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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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