

TO LET

Class 2 Office/ Retail Premises

42 - 44 Reform Street, Dundee, DD1 1RT



- High profile location within Reform Street.
- Double Frontage.
- Offers over £28,000 per annum
- 138.06 sq.m (1,486 sq.ft)
- Close to established National Brands
- Possible Alternative Use (Subject to Consent)



LOCATION

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 City has its own airport with daily flights to London (Stansted) 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 V & A Museum has helped establish Dundee as a major regional centre.

The subjects are located on the west side of Reform Street in an established retail area.

Reform Street is a busy traditional retail thoroughfare within the City Centre of Dundee. The subjects lie in close proximity to Overgate shopping centre the principle retail destination in Tayside. Other nearby occupiers include McDonalds, Boots, Santander, Nationwide and a number of other local retail and licenced/ leisure operators.

DESCRIPTION

The subjects comprise a retail/ office premises which form part of a mid-terraced city centre tenement, over ground and basement floors.

The main walls are of stone construction under a pitched roof overlaid in slate. Floors are of suspended timber.

The shop has a double aluminium and glazed frontage, with double pedestrian doors which give access to the main Office/ Retail space with staff and managers office accommodation to the rear.

The basement provides additional storage space.

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ACCOMMODATION

The accommodation can be summarised hereunder:

Floor	Accommodation	Area (sq m)	Area (sq ft)
Ground	Office/ Retail Area, Managers Office and Staff Area.	84.82	913
Basement	Storage.	53.24	573
TOTAL		138.06	1,486

The floor areas have been calculated on a Net Internal Area basis in accordance with RICS Property Measurement Professional Statement (Second Edition, May 2018).

RATEABLE VALUE

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

Net and Rateable Value: £27,400.

The Unified Business Rate for the financial year 2019/2020 is 49 pence exclusive of water and sewerage.

ENERGY PERFORMANCE CERTIFICATE

Awaiting details.

PROPOSAL

Our client is seeking offers in excess of £28,000 per annum to lease the premises for a negotiable period of years.

VAT

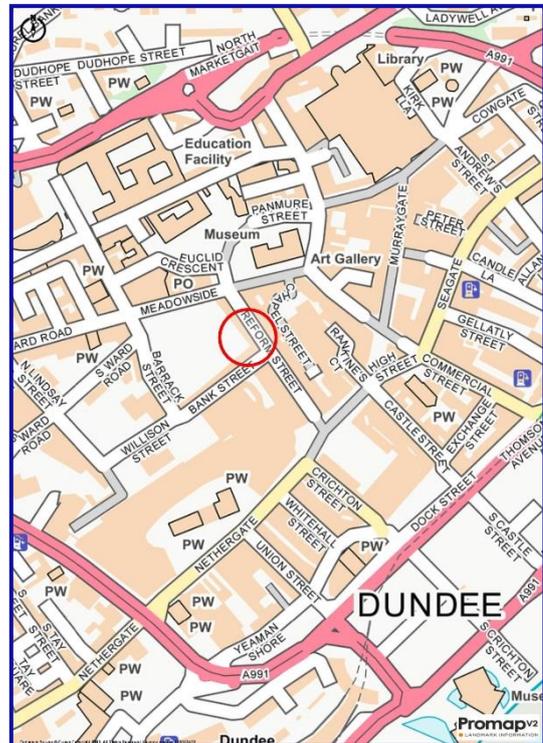
For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

LEGAL FEES

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

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 on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



VIEWING

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

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