

RETAIL PREMISES

- > HIGH PROFILE LOCATION ON MAIN COMMUTER LINK TO CITY CENTRE.
- > RETURN FRONTAGE.
- > OFFERS OVER £70,000.
- > PORTFOLIO OF TWO RETAIL UNITS.

FOR SALE

105 AND 107 ARBROATH ROAD, DUNDEE, DD4 6HS

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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 south side of Arbroath Road in a mixed use location.

Arbroath Road is a busy commuter link to the city centre of Dundee. The subjects lie in close proximity to Baxter Park. Surrounding occupiers are predominantly residential.

PROPOSAL

Our client is seeking offers in excess of £70,000 for their heritable interest.

Our client may consider offers for the properties individually.

Consideration will also be given to offers for the existing business. Stock to be sold at value.

DESCRIPTION

The subjects comprise 2 adjoining retail premises which form part of a corner tenement, over ground and basement floors.

105 Arbroath Road, currently trades as a newsagents with a highly visible return frontage, while 107 Arbroath Road previously operated as a daytime bakery, although both properties would be suitable for alternative uses (subject to necessary consents)

The basement provides additional storage space.

RATEABLE VALUE

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

105 Arbroath Road : £6,200.

107 Arbroath Road : £4,600

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

EPC

Awaiting details.

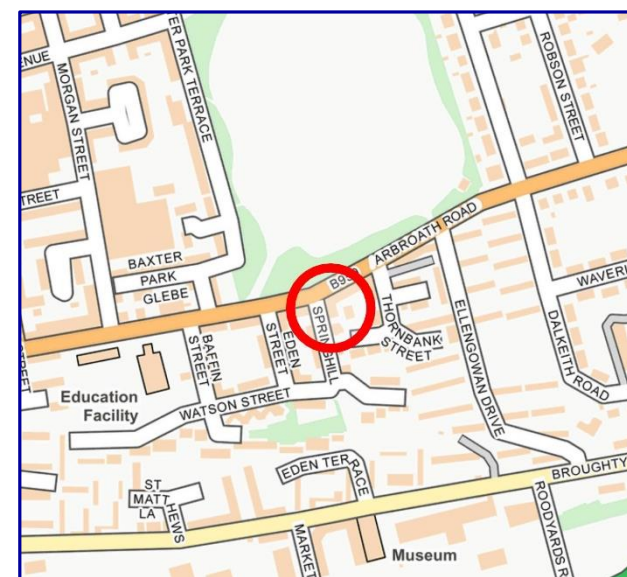
VAT

Prices are quoted exclusive of VAT (if applicable).

105 AND 107 ARBROATH ROAD, DUNDEE, DD4 6HS

ACCOMMODATION		SqM	SqFt
105 Arbroath Road	Ground floor	63.55	684
105 Arbroath Road	Basement	110.95	1,194
Total		174.5	1,878
107 Arbroath Road	Ground floor	53.24	573

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



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

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