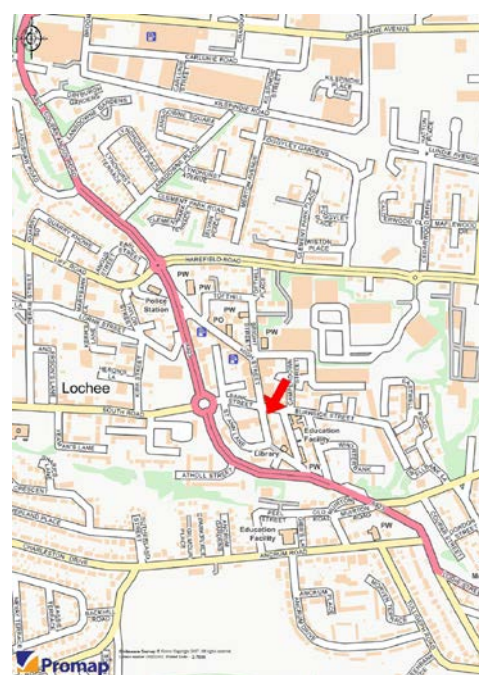


PRICE
REDUCTION



100 High Street, Lochee, Dundee, DD2 3AY

- Income producing residential investment opportunity
- Block of 6 flats
- 5 X 2 bedroom, 1 x 3 bedroom
- Located in popular residential area
- Ground Floor commercial unit not included
- PRICE REFLECTS £60,000 PER FLAT





LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside and is located on the east coast of Scotland with 90% of the country's population within 90 minutes drive time.

The subjects themselves are located on the west side of Lochee High Street, a popular neighbourhood shopping area, around 2 miles north west of Dundee City Centre. Surrounding occupiers include a number of national retailers such as Ladbroke's, Greggs and Superdrug along with a mix of well established local traders.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a 3 storey, end-terraced, corner building of concrete frame construction under a recently renewed flat roof. The flats occupy the first and second floors of the building with the ground floor commercial property held under separate ownership and forming no part of this sale.

Access to the flats is taken via Bank Street.

Un-metered on street car parking can be found immediately outside the subjects.

ACCOMMODATION / TENANCY SCHEDULE

Unit	Description	Tenancy Agreement	Council Tax Banding
Flat A	2 bed flat	£320 pcm	A
Flat B	2 bed flat	£385 pcm	B
Flat C	3 bed flat	£425 pcm	B
Flat D	2 bed flat	£450 pcm	A
Flat E	2 bed flat	£370 pcm	A
Flat F	2 bed flat	£380 pcm	B

PRICE

The subjects are available FOR SALE with a guide price of £360,000. Annual rental income is currently £28,080pa. Please contact the sole selling agent for all further tenancy information.

EPC

Available from the Sole Selling Agents.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald

To arrange a viewing contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk

01382 200064



Euan Roger

Graduate Surveyor

euan.Roger@g-s.co.uk

01382 200 064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2018