

133 HIGH STREET, LOCHEE, DUNDEE DD2 3BX

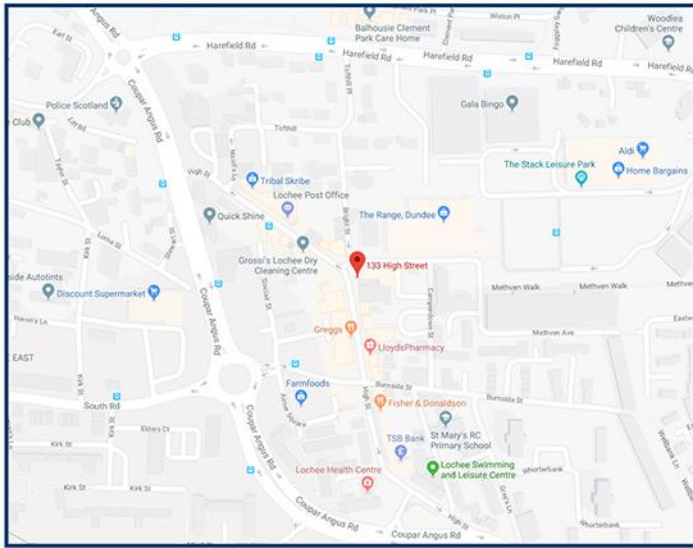


SUBSTANTIAL OFFICE/RETAIL UNIT IN PRIME HIGH STREET LOCATION.

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 155,000 persons and a catchment of some 235,000 persons.

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

- REDUCED ASKING PRICE FOR EARLY SALE
- SUITABLE FOR RETAIL USE OR CONTINUATION OF EXISTING OFFICE USE.
- PRIVATE STAFF/CUSTOMER CAR PARK DELIVERY FACILITY AT REAR.
- NET INTERNAL AREA 308 SQ. M. (3,315 SQ. FT.).
- £24,000 PER ANNUM
- FREE PUBLIC CAR PARKING NEARBY.



Location

Dundee has its own airport with daily flights to London (Stanstead) and sits on the main East Coast Railway Line which runs services into London (Kings Cross). The ongoing regeneration as part of the water front development has been well documented and the proposed construction of the V & A Museum will help establish Dundee as a major regional centre.

The subjects are located within the District Centre on the east side of High Street adjacent to a good mix of national and local retailers, office occupiers and hot food takeaway type traders including Boots, Greggs, William Hill, Poundstretcher, Santander, Superdrug and Clarks (Bakers) to name a few.

Subjects

Office/retail unit planned over ground and part first floors within a two storey mid terraced building.

The subjects have a modern frontage [incorporating a Royal Bank of Scotland ATM facility, and internally provide generally open plan accommodation.

The first floor over is occupied by a dental practitioner.

GROUND FLOOR

Entrance vestibule, open plan office/retail space with kitchen and male and female w.c. facilities.
308 sq.m 3,315 sq.ft

FIRST FLOOR

Vestibule and tank storage.

Total: 308 sq.m 3,315 sq.ft

RATEABLE VALUE

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

NET RATEABLE VALUE - £34,500



PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for £24,000 per annum. Our client would dispose of their freehold interest for offers in excess of £130,000.

VAT

We are advised that VAT will not be charged on the purchase price.

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