

# PRICE REDUCED

## OFFICE PREMISES

- > BUSY PROMINENT CORNER LOCATION
- > MIXED COMMERCIAL / RESIDENTIAL AREA
- > PRIVATE CAR PARK TO REAR WITH SPACE FOR 6 VEHICLES
- > GROSS INTERNAL AREA: 419.23 SQ.M (4,512 SQ.FT.)
- > ASKING PRICE: OFFERS OVER £150,000

## FOR SALE

**LAW HOUSE, 2 STRATHMARTINE ROAD, DUNDEE, DD3 7RJ**

**CONTACT:** Scott Robertson, [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk), (01382) 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## 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 (Source: Focus).

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 and sits on the East Coast Railway Line which runs services into London (Kings Cross).

The regeneration of the water front has been well documented and the construction of the V & A museum has helped establish Dundee as a major regional centre.

The subjects are situated approximately 1 km (0.6 miles) north of Dundee City Centre within the Hilltown District Centre at the junction of Kinghorne Road and Strathmartine Road fronting a busy traffic light controlled junction.

Surrounding properties are tenemental in nature with retail, licence and other commercial uses at ground floor level and residential uses at upper floor levels.

Neighbouring occupiers include Frank Yorke Butchers, Bowbridge Bar, Hill Clock Dental Surgery and Esk Glazing to name a few.

## DESCRIPTION

The subjects comprise a ground floor office occupying the majority of the ground floor of a 1970's built four storey tenement with Council owned residential flats on the upper floors.

The main walls are of brick construction, built around a steel or concrete frame, with flat roof overlaid in single ply coverings. The floors within the subjects are of concrete construction.

## RATEABLE VALUE

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

Rateable Value - £25,700

The business rate for the financial year 2021/2022 is 49 pence inclusive of water and sewerage.

## EPC

Awaiting further information.

## TERMS

Our client is seeking offers over £150,000 for their heritable interest.

## LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

ACCOMMODATION	SqM	SqFt
Vestibule, Reception, Open Plan Offices with various meeting rooms off, kitchen, toilet facilities and storage	419.23	4,512
<b>TOTAL</b>	<b>419.23</b>	<b>4,512</b>

The foregoing areas have been calculated on a Gross Internal Area basis in accordance with RICS Property Measurement Professional Statement (Second Edition).



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA. Tel: (01382) 878005  
Scott Robertson – s.robertson@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2021**

**www.shepherd.co.uk**

