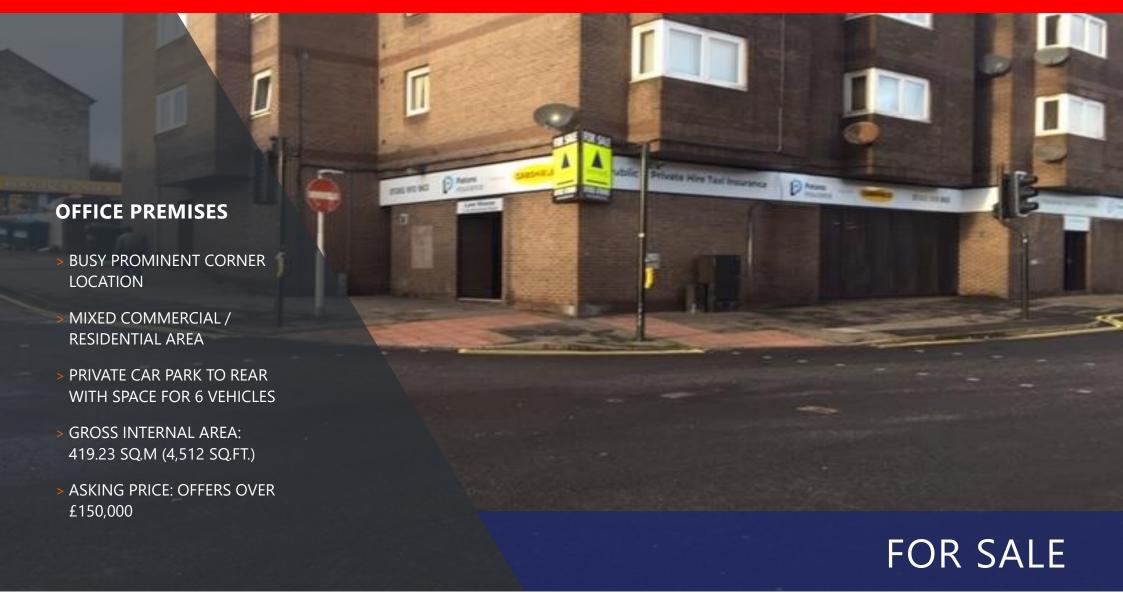
PRICE REDUCED



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



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.

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

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

www.shepherd.co.uk



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JULY 2021