

138 High Street, Lochee



Office



DUNDEE DD2 3BZ

**TO
LET**

- ATTRACTIVE FIRST AND ATTIC FLOOR OFFICE
- PRIVATE PARKING TO THE REAR
- INCENTIVE PACKAGE AVAILABLE
- LOCATED WITHIN BUSY COMMERCIAL DISTRICT
- REDUCED RENT - £6,000PA



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138 High Street, Lochee

DUNDEE

LOCATION

Dundee is Scotlands 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 countrys 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 Ladbrokes, Greggs and Superdrug along with a mix of well established local traders.

DESCRIPTION

The subjects comprise the first and attic floor office, forming part of a two storey plus attic steel frame constructed building, under a pitched and slate roof. Access is gained via a rear timber door, secured by way of a steel roller shutter.

Internally the first floor accommodation offers a large open office, male and female WCs and a further office/store room. The attic accommodation offers another large open plan office, with a private office created within. Each office benefits from double glazed windows, carpeted floor coverings and fluorescent strip lighting.

There is a private car park to the rear of the subjects accessed from Aimer Square.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, we calculate the net internal floor area of the subjects as follows;

First Floor - 53.4 sq. m. / 575 sq. ft.

Attic - 49.04 sq. m. / 528 sq. ft.

WCs - 5.52 sq. m. / 59 sq. ft.

TOTAL - 107.96 sq. m. / 1,162 sq. ft.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Net and Rateable Value of £6,900. The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage rates.

The occupiers of the premises may qualify for 100% exemption from business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the Assessor in this regard.

TERMS

Our client seeks to grant Full Repairing and Insuring lease for terms to be negotiated. Rental offers of £6,000pa are invited.

VAT

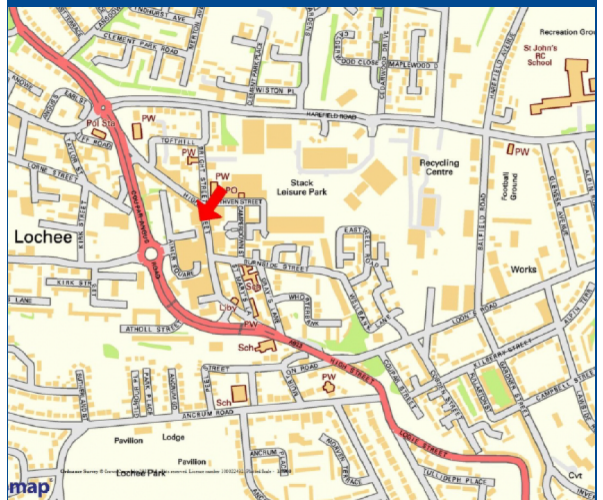
All figures are quoted exclusive of VAT, however our client reserves the right to charge VAT if applicable

ENERGY PERFORMANCE RATING



TO LET

Office



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Grant Robertson - Tel: 01382 200064

Email: Grant.Robertson@g-s.co.uk



CONTACT

Graham + Sibbald
1 Greenmarket
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DD1 4QB
Tel: 01382 200064

IMPORTANT NOTICE:

Please read carefully

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.

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