



Tel. 0141 337 7575 @Allied_Scotland
www.alliedsurveyorsscotland.com

**ALLIED
SURVEYORS
SCOTLAND**



TO LET

**100 Albert Street
Dundee DD4 6QN**

- Prominent Corner Unit
- Internally Well Appointed
- Popular Trading Location
- Opposite Co-op Food Store
- On Street Parking

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subjects are located on Albert Street at its junction with Whaler's Close in a popular neighbourhood shopping area to the north east of Dundee City Centre. The area is populated by a mix of national and local traders including Boots and a Co-operative Food Store.

DESCRIPTION

The property comprises a corner ground floor retail unit contained within a traditional four storey tenement building with commercial premises at ground floor level and residential dwellings on the upper levels.

ACCOMMODATION

The accommodation comprises an open plan retail area with w.c. to rear.

FLOOR AREA

We calculate the net internal floor area of the property at 30.75 sq m (331 sq ft).

RATING ASSESSMENT

The property has been entered in the current Valuation Roll at a Rateable Value of £4,200.

The property is therefore eligible for 100% rates relief under the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Indicator – G

TERMS

Our client is seeking a rent of £4,250 per annum on full repairing and insuring terms for a period to be agreed.

SERVICE CHARGE

The tenant will be responsible for the landlord's management commission at a rate of 10% plus VAT of the agreed rent.

VAT

Not applicable.

OFFERS

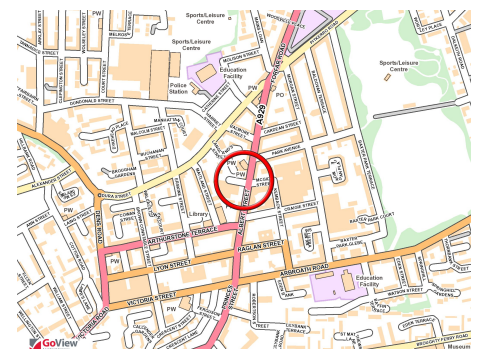
In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

Gregor Hinks / Grant Strang | Tel. 0141 337 7575

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