

TO LET/ FOR SALE



Prominent Corner Retail Unit

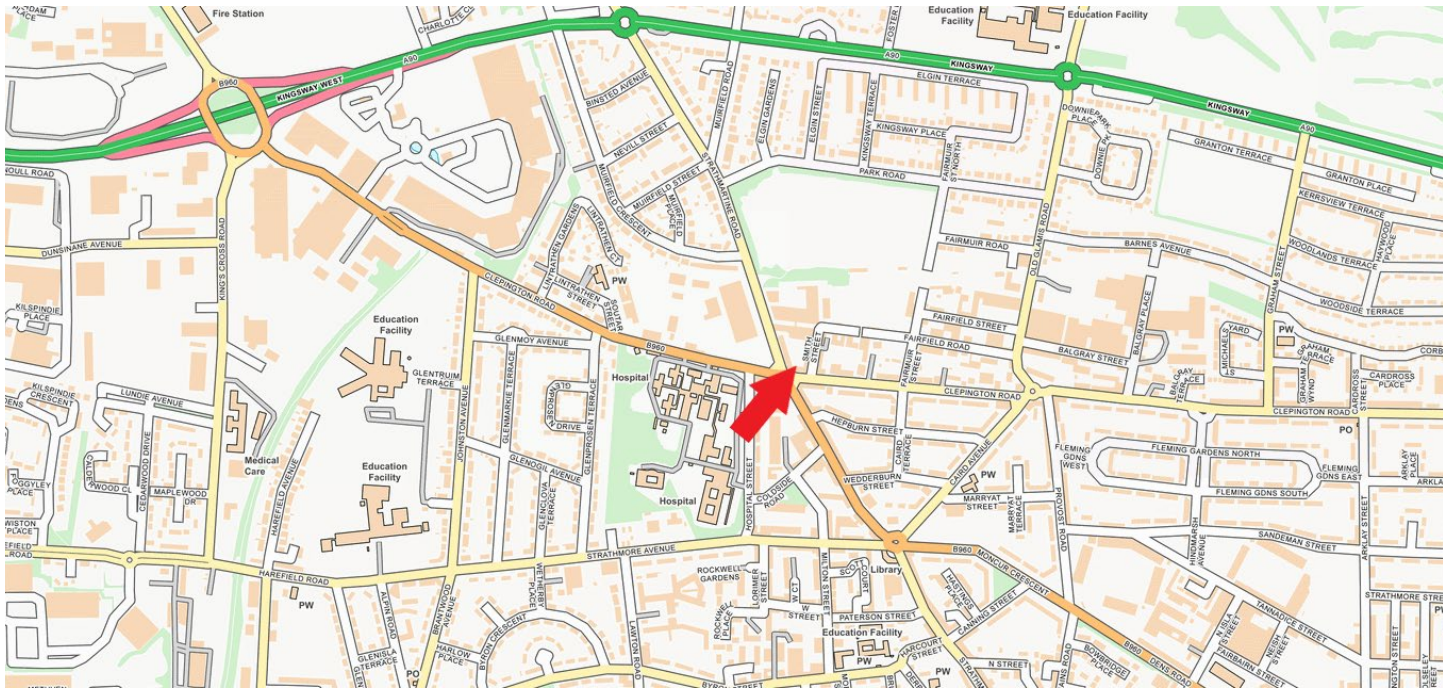
Dundee: 189 Strathmartine Road, DD3 8PH

Net Internal Area: 50.09 sq m (539 sq ft)

- Prominent Corner Location
- Close to Kings Cross Hospital
- May be suitable for alternative uses
- Rent: Offers over £5,000 per annum
- Price: Offers over £40,000
- VAT Free

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LOCATION

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

The property is located in a prominent location on the corner of Strathmartine Road and Clepington Road a short distance to the east of Kings Cross Hospital. Nearby occupiers include One 9 One Hair, Cous Cous Cuisine and MGM Timber.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit forming the ground floor and basement of a traditional 4 storey and basement building of stone construction under a pitched and slated roof.

Internally the shop comprises sales area to the front with storage room/office and toilet to the rear. Storage is provided at basement level. The property benefits from electric heating and a prominent corner location.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	33.83 sq m	[364 sq ft]
Basement	16.26 sq m	[175 sq ft]
Total	50.09 sq m	[539 sq ft]

RENT

Offers over £5,000 per annum.

PRICE

Offers over £40,000 are invited for our clients heritable interest in the subjects.

VAT

The property has not been opted to tax so no VAT is payable on the rent or price.

RATING ASSESSMENT

The valuation role shows a rateable value of £4,050 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing with the sole agents.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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