

# FOR SALE/TO LET

WELL PRESENTED OFFICE PREMISES

PRIME CITY CENTRE LOCATION

CAR PARKING WITH PLANNING PERMISSION AVAILABLE BY SEPARATE NEGOTIATION.

100% RATES RELIEF AVAILABLE

POTENTIAL TO CONVERT OFFICES INTO RESIDENTIAL

OFFERS INVITED FOR PURCHASE

RENTAL OFFERS OVER £12,000 p.a.

NIA 93.69 sq.m. (1,008 sq.ft.)



VIDEO TOUR



WHAT 3 WORDS

**39A TRADES LANE, DUNDEE, DD1 3EW**

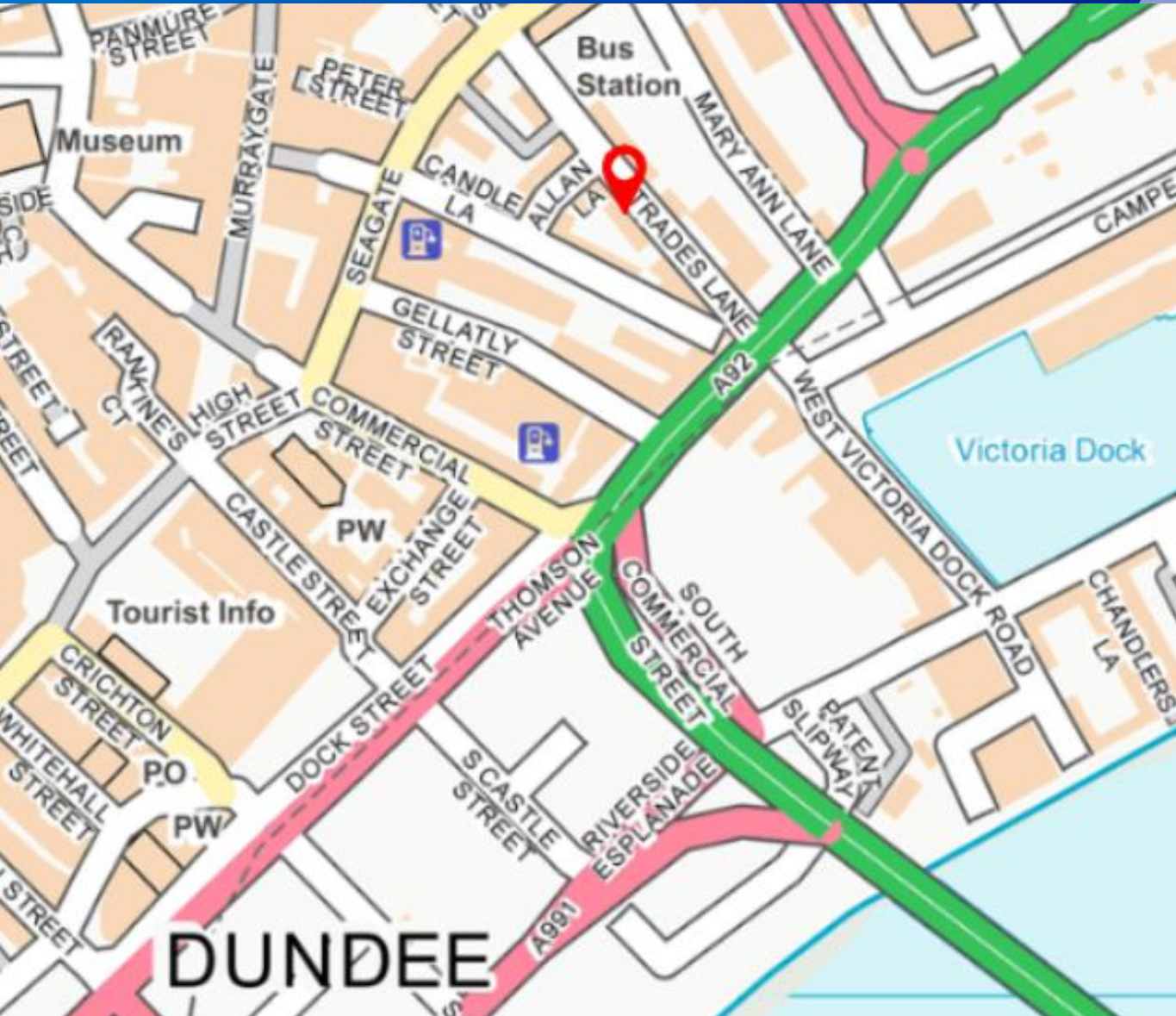
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# Location

39A TRADES LANE, DUNDEE, DD1 3EW



## 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 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

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 (London City) and sits on the main East Coast Railway Line which runs services into London (Kings Cross). The ongoing regeneration as part of the waterfront development has been well documented and the construction of the V & A Museum will help establish Dundee as a major regional centre.

The subjects are located on Trades Lane a mixed residential and commercial area on the fringe of Dundee City Centre.



FIND ON GOOGLE MAPS



# Description

39A TRADES LANE, DUNDEE, DD1 3EW



## Description

The subjects comprise an end terraced ground floor office contained within a four-storey residential block understood to date from 2002.

The main walls are of brick and block construction whilst the roof over is pitched and clad with concrete tiles. The property is accessed via a pedestrian door to the front elevation into a reception area and four partitioned offices with associated kitchen and W.C. facilities.

The offices are well presented with plastered walls and ceiling, UPVC double glazed windows protected by roller shutter screens to the Trades Lane elevation. The flooring is of solid and suspended timber construction overlaid in laminate and carpet.

Externally there is an area of ground to the side of the premises which provides car parking available by separate negotiation. It also benefits from planning consent for residential development.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Floor Area</b>		
Reception, 4 Private Offices, Kitchen and Toilet Facilities	93.69	1,008
<b>TOTAL</b>	<b>93.69</b>	<b>1,008</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





## Rental

Our client is seeking rental offers over £12,000 p.a.

## Price

Offers are invited for purchase of the heritable interest.

## Planning

The car park bordering the property now has planning consent to develop residential property and can be made available by separate negotiation.

## Rateable Value

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

Net and Rateable Value: £12,000

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

The property therefore qualifies for 100% rates relief.

## Energy Performance Certificate

Available upon request

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Get in Touch

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



**Jonathan Reid**

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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