

TO LET

**STUDIO / WORKSHOP
PREMESIS**

**GROUND FLOOR UNITS WITHIN
PURPOSE BUILT STUDENT
ACCOMMODATION**

**SHORT DISTANCE FROM
DUNDEE CITY CENTRE**

**Unit 1 / 2 - GIA: 55.3 SQ M (595 SQ
FT) – DOUBLE UNIT**

UNIT 3 - GIA: 28 SQ M (302 SQ FT)

**CIRCA 900 STUDENTS IN THE
IMMEDIATE VICINITY**

**OFFERS OVER:
£5,000 P/A FOR EACH UNIT**



WHAT 3 WORDS



STANLEY STUDIOS, BLOCK A, 56 BROWN STREET, DUNDEE, DD1 5DT

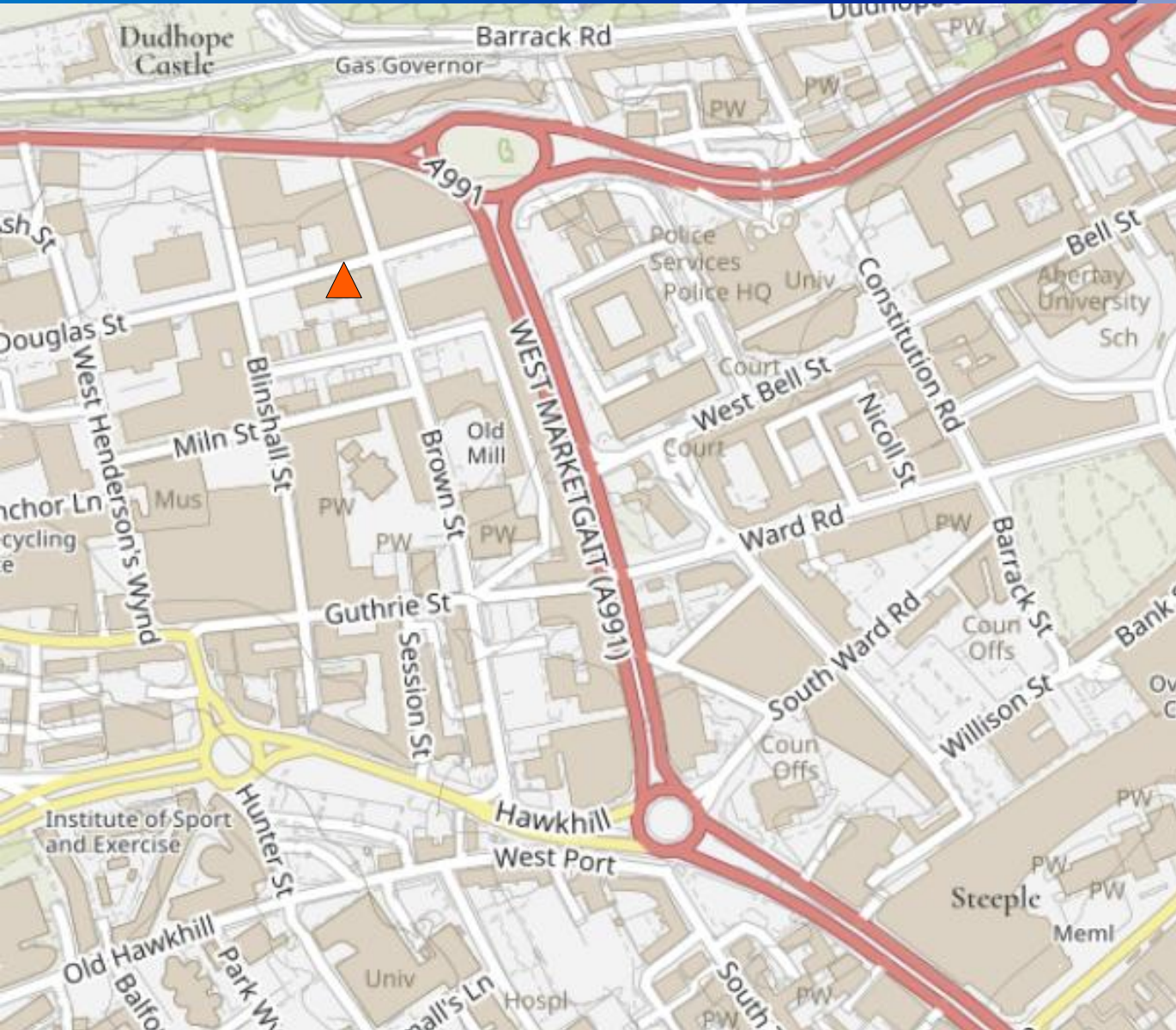
CONTACT: Scott Robertson s.robertson@shepherd.co.uk | 07880 502651 |
Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 07702 671547 | **shepherd.co.uk**





Location

STANLEY STUDIOS, BLOCK A, 56 BROWN STREET, DUNDEE, DD1 5DT



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 ongoing regeneration as part of the waterfront development has been well documented and the opening of the V & A museum has helped establish Dundee as a major regional centre.

The subjects are located on the corner of Brown Street and Douglas Street within the centre of Dundee. This is an area which has undergone significant transformation and forms part of a new purpose-built student development.



FIND ON GOOGLE MAPS



Description

STANLEY STUDIOS, BLOCK A, 56 BROWN STREET, DUNDEE, DD1 5DT



DESCRIPTION

The subjects comprise two ground floor retail units situated within Block A of Stanley Apartments.

The development, located within Dundee's newly established purpose-built student accommodation area, houses approximately 160 students, offering a built-in customer base for prospective commercial occupiers.

The ground floor units are currently vacant and would be suitable for a variety of commercial uses.

The units can also be reconfigured to form one larger unit subject to planning.

ACCOMMODATION

	m ²	ft ²
Unit 1 / 2 (Double Unit)	55.3	595
Unit 3	28	302

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



RENTAL

Our clients are offering these units for lease as follows:

Offers over £5,000 per annum for a negotiable term.

RATEABLE VALUE

The subjects are not currently entered in the Valuation Roll and will require to be separately assessed.

VAT

VAT will be charged.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



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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