WESTPORT PROPERTY
CHARTERED SURVEYORS

Office

TO LET / FOR SALE



2nd Floor & Attic, 18 South Tay Street, Dundee, DD1 1PD

REFURBISHED CITY CENTRE OFFICE ACCOMMODATION OVERLOOKING TAY SQUARE

Tenure	To Let / For Sale
Available Size	1,985 sq ft / 184.41 sq m
Rent	£21,500 per annum ex VAT
Rates Payable	£5,527.80 per annum The premises will be required to be reassessed following completion of refurbishment works.
Rateable Value	£11,100
EPC Rating	Upon enquiry

Key Points

- WITHIN DUNDEE'S CULTURAL QUARTER
- GRADE B LISTED BUILDING
- UP TO 3 CAR PARKING SPACES (AVAILABLE BY WAY OF SEPARATE NEGOTIATION)
- SECOND & ATTIC FLOOR LEVEL
- BRIGHT, MODERN AND SPACIOUS OFFICE ACCOMMODATION
- FIT-OUT CAN BE TAILORED TO TENANT'S SPECIFICATION, SUBJECT TO COST

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Description

The subjects comprise the 2nd floor and attic within an attractive Category B Listed three storey building built in the early 19th century overlooking Tay Square.

The premises are to be upgraded to provide a bright, modern and spacious office with welcoming entrance / reception area, well-apportioned offices / meeting rooms, ancillary kitchen, WC facilities and storage accommodation. The refurbishment will provide a contemporary functional layout to meet modern needs whilst restoring many of the original features to ensure the Victorian history, character and charm of the building is maintained (see artists impressions adjacent).

The main entrance to the property is on South Tay Street. There is another entrance to the rear of the property, from the courtyard which contains 3 car parking spaces, accessible from Tay Square.

Location

The subjects are located in a prominent position cornering South Tay Street and Tay Square in one of the most sought after locations in the city for professional office occupiers. It lies within an area know as the Cultural Quarter, the heart of Dundee's conservation area, with numerous bars and restaurants in close proximity, together with the prestigious Dundee Repertory Theatre and Dundee Contemporary Arts Centre. Other occupiers within the building include a firm of architects and popular restaurant, The Tayberry.

The subjects are also in close proximity to Dundee Waterfront and are conveniently placed for access to the main city centre retail area and the main campus of Dundee University.

Terms

The premises are available by way of a new full repairing and insuring lease at a rental of £21,500 per annum.

Alternatively our clients would consider offers to purchase for the heritable proprietors interest.

VAT

All prices, premiums and rents are quoted exclusive of VAT.

Accommodation

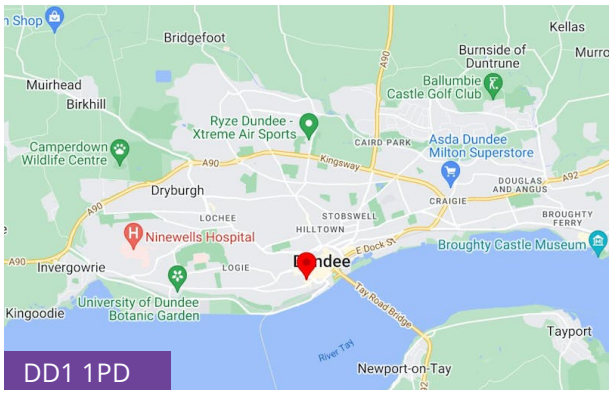
We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

2nd Floor & Attic - 184 sq.m. (1,985 sq.ft.)

Business Rates







Viewing & Further Information



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The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Office - £11,100

At present, qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme, however, the premises may be reassessed for rating purposes following completion of the refurbishment works.

Viewing

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.