

# FOR SALE

## RETAIL / OFFICE BASEMENT UNIT

CITY CENTRE LOCATION

SUITABLE FOR A VARIETY  
OF COMMERCIAL USES

100% RATES RELIEF  
AVAILABLE

POTENTIAL DEVELOPMENT  
OPPORTUNITY

NIA: 75.14 SQ. M.  
( 809 SQ. FT.)

OFFERS OVER  
£80,000



VIDEO TOUR



WHAT 3 WORDS



**15 KING STREET, DUNDEE, DD1 2JD**

**CONTACT: Scott Robertson** s.robertson@shepherd.co.uk | 01382 878005

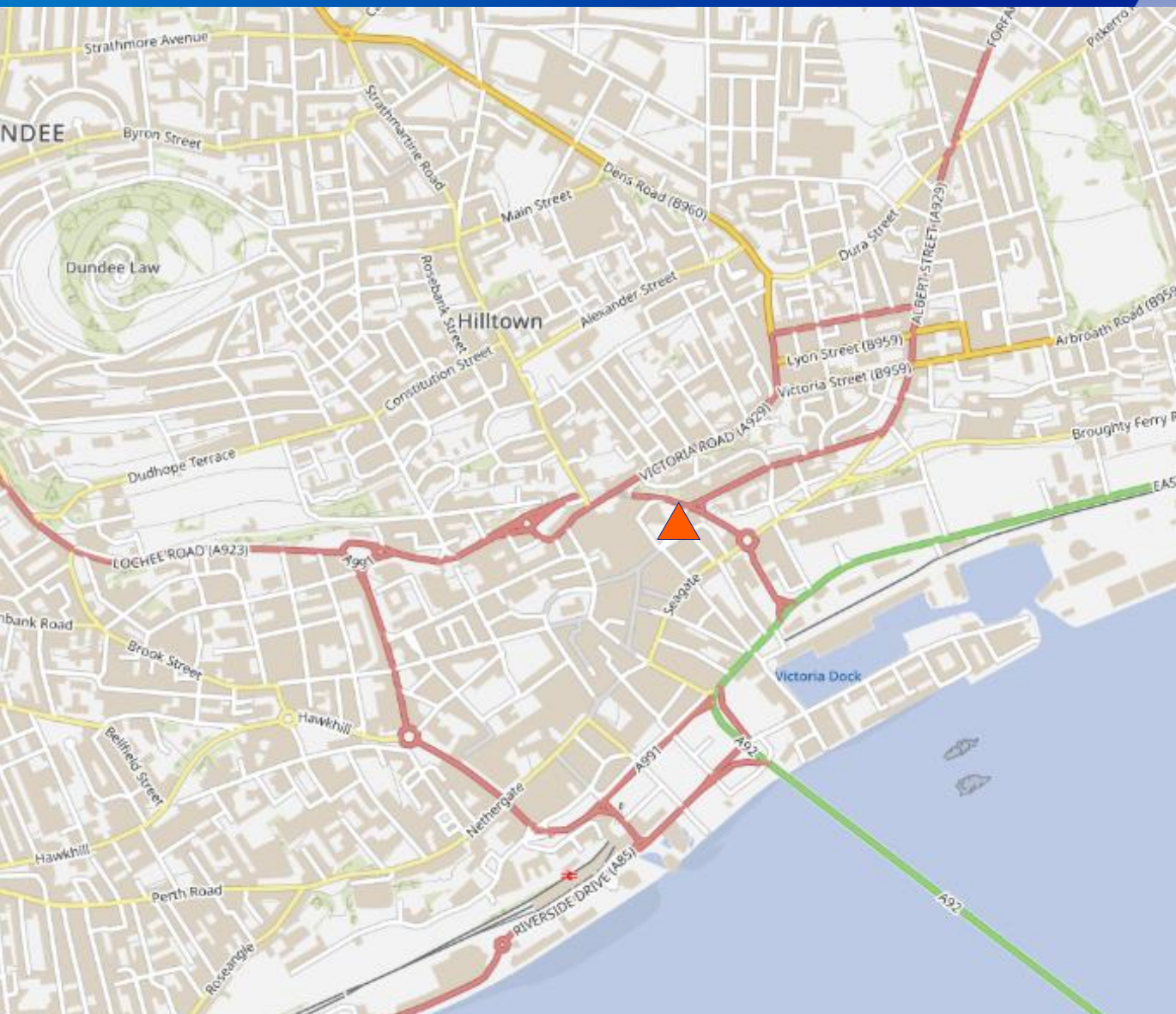
**Jamie Hutcheon** Jamie.hutcheon@shepherd.co.uk | 01382 878005 | **shepherd.co.uk**





# Location

15 KING STREET, DUNDEE, DD1 2JD



## 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 opening of the V & A Museum has helped establish Dundee as a major regional centre.

The property is located on King Street on the eastern periphery of Dundee city centre. The subjects benefit from convenient access to a range of local amenities within the city centre as well as the Gallacher Retail Park.

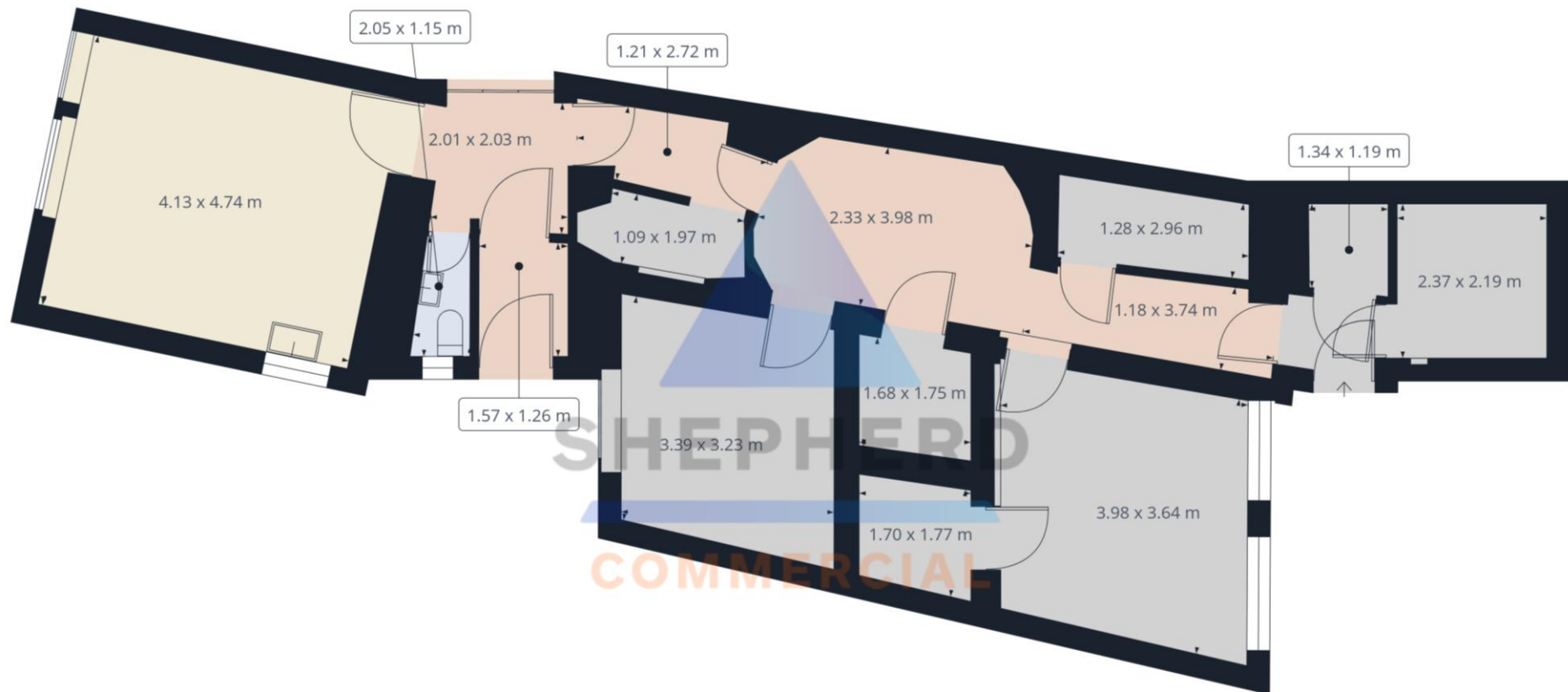


FIND ON GOOGLE MAPS



# Floor Plan

15 KING STREET, DUNDEE, DD1 2JD





# Description

15 KING STREET, DUNDEE, DD1 2JD

## DESCRIPTION

The subjects comprise a basement unit forming part of a 2-storey and basement tenement building predominantly in residential use.

The property can be accessed via stone stairs leading off King Street or from the Cowgate through a private pend.

Internally the subjects are well presented and provide cellular accommodation comprising a number of individual rooms, storage space, a safe, kitchenette and W.C.

The subjects would lend itself to a variety of uses subject to the appropriate consent.

## ACCOMMODATION

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 75.14          | 809             |
| <b>Total</b> | <b>75.14</b>   | <b>809</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).





## PRICE

Our client is inviting offers over £80,000 for their heritable interest.

## PLANNING

The subjects may suit redevelopment. Any interested parties should make their own enquiries to Dundee City Council Planning Department.

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £2,700.

The unified business rate for 2026/2027 is 48.1p.

## ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of "B".

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

The subjects are not elected for VAT purposes and as such no VAT will be payable on this sale.



## Get in Touch

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



**Scott Robertson**

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**Jamie Hutcheon**

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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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