

TO LET

MODERN OFFICE PREMISES

CITY CENTRE LOCATION IN
CLOSE PROXIMITY TO
ABERTAY UNIVERSITY

RECENTLY REFURBISHED
PROMINENT GROUND &
BASEMENT CORNER SUITE

FULL RATES RELIEF
AVAILABLE TO QUALIFYING
OCCUPANTS UNDER THE
SMALL BUSINESS BONUS
SCHEME

ASKING RENT: OFFERS OVER
£500 PER MONTH



WHAT 3 WORDS



INDIA BUILDINGS, GRD & BASEMENT, 86 BELL STREET,
DUNDEE, DD1 1HN

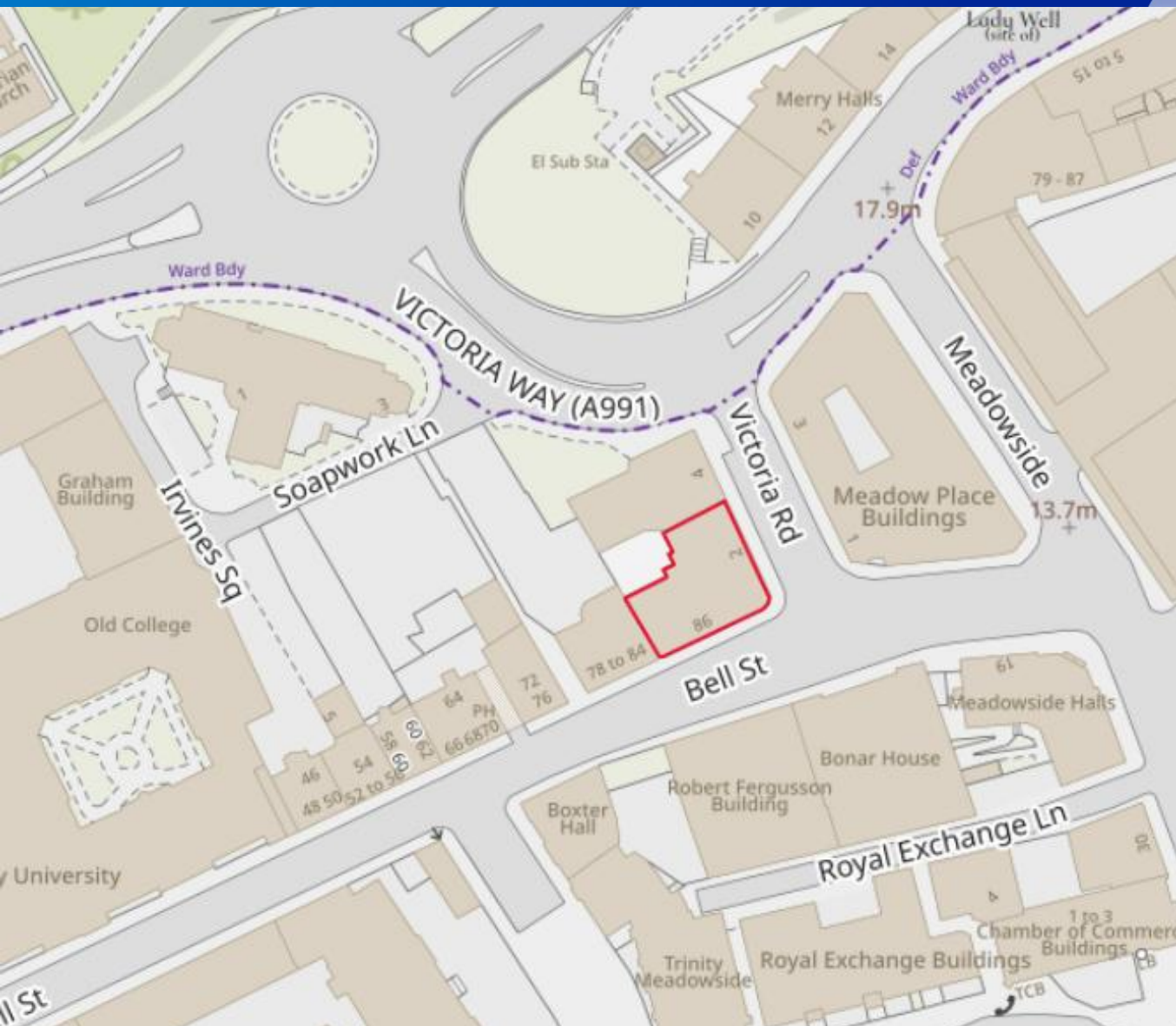
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Location

INDIA BUILDINGS, GRD & BASEMENT, 86 BELL STREET, DUNDEE, DD1 1HN



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 149,000 persons (National Records of Scotland **2020**).

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

The subjects are located at the corner of Victoria Road and Bell Street in a prominent position. Bell Street is a traditional business location with an attractive listed street scape.

Bell Street is a major route with a pedestrian thoroughfare which leads to Dundee High School, Abertay University, McManus Gallery and Dundee City Centre.



Description

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The subjects comprise an upper ground floor and basement office forming part of a large Category 'A' Listed building on the corner of Victoria Road and Bell Street.

The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate.

The subjects have been refurbished to provide a modern contemporary finish with new kitchen and sanitary fittings.

ACCOMMODATION

	m ²	ft ²
Ground	88	950
Basement	39	419
Total	127	1,369

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 LEASE TERMS

The property is available for lease for a negotiable term of years on an Internal Repairing and Insuring basis

Asking Rent – Offers over £6,000 per annum.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll for rating purposes as follows:

Rateable Value - £9,700

The rate poundage for the financial year 2026/2027 is 48.1p for properties with rateable values up to £51,000.

The property qualifies for Small Business Bonus Relief and qualifying occupiers can claim 100% Non-Domestic Rates Relief for this property.

For occupants who do not qualify for Small Business Bonus Relief Fresh Start Relief may be available to the next occupier and no rates will be payable for the first 12 months of occupation.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VAT

All prices quoted are exclusive of VAT which will be charged at the current rate?

LEGAL COSTS

Each party will be responsible for their own legal with the ingoing tenant being responsible for LBTT and Registration Dues thereon.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk

Shepherd Chartered Surveyors

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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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