

ONLINE AUCTION

- > AUCTION DATE:
30TH MARCH 2021 @ PM
- > RESTAURANT PREMISES SUITABLE FOR OWNER
OCCUPIER OR INVESTOR
- > ESTABLISHED CLASS 3 CITY CENTRE UNIT
- > GROUND FLOOR 338 SQ M (3,638 SQ FT)
- > BASEMENT 71 SQ M (764 SQ FT)
- > SUITABLE FOR SUBDIVISION
- > GUIDE PRICE: £525,000

FOR SALE

1A HIGH STREET, DUNDEE, DD1 1SX

CONTACT: Barry Dunlop, b.dunlop@shepherd.co.uk, 07833 797878
Jonathan Reid, j.reid@shepherd.co.uk, 01382 878005

www.shepherd.co.uk/commercial-auctions
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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 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland’s forth 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 (Stansted) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration as part of the water-front development has been well documented and the construction of the V&A Museum will help establish Dundee as a major regional centre.

The premises are located within the prime section of High Street close to Murraygate and the Overgate Shopping Centre. Nearby occupiers include Greggs, H&M, Pandora, Optical Express, Costa Coffee and Barrhead Travel. The premises benefit from a prominent corner location looking onto Commercial Street and Seagate where there are a number of bars and restaurants.

DESCRIPTION

The subjects comprise the ground floor and basement of a category ‘c’ listed building which is 4 storey, attic and basement in height.

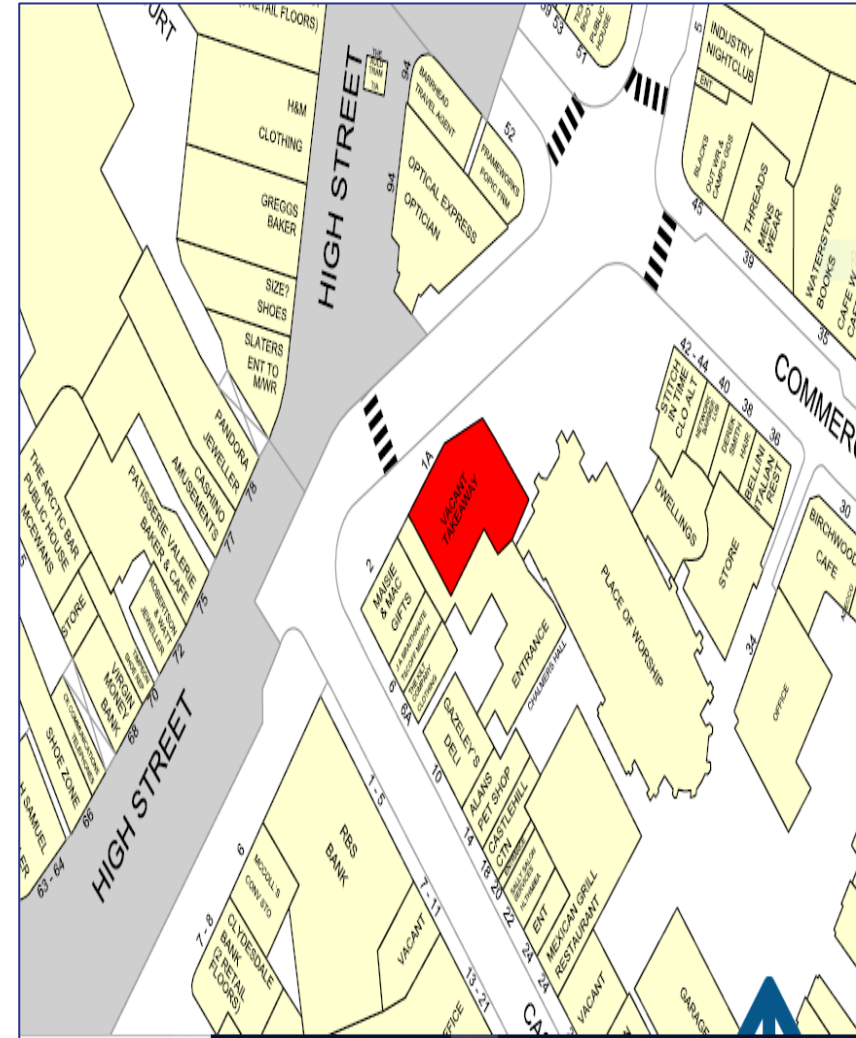
RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £86,600.

The unified business rate for 2020/2021 financial year is 51.1p.

SERVICES

The property is connected to main supplies of water, gas and electricity and we understand drainage is into the main sewer.



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AUCTION DATE

The auction will be held on 30th March 2020 at pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

LEGAL PACK

The legal pack is available to view online.

TENURE

Heritable (Scottish equivalent of Freehold).

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

The guide price is £525,000.

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL COSTS

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT incurred thereon.

VAT

Prices are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of G. Further details area available on request.

CONTACT DETAILS**Head of Property Auctions**

Barry Dunlop

Glasgow Commercial

31 Byres Road, Glasgow, G11 5RD

Tel: 07833 797878

b.dunlop@shepherd.co.uk

**Local Office Contact**

Jonathan Reid

Shepherd Commercial

13 Albert Square

Dundee, DD1 1XA

Tel: 01382 878005

j.reid@shepherd.co.uk



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA | Tel: 01382 878005
Jonathan Reid, j.reid@shepherd.co.uk | Barry Dunlop, b.dunlop@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: FEBRUARY 2021**



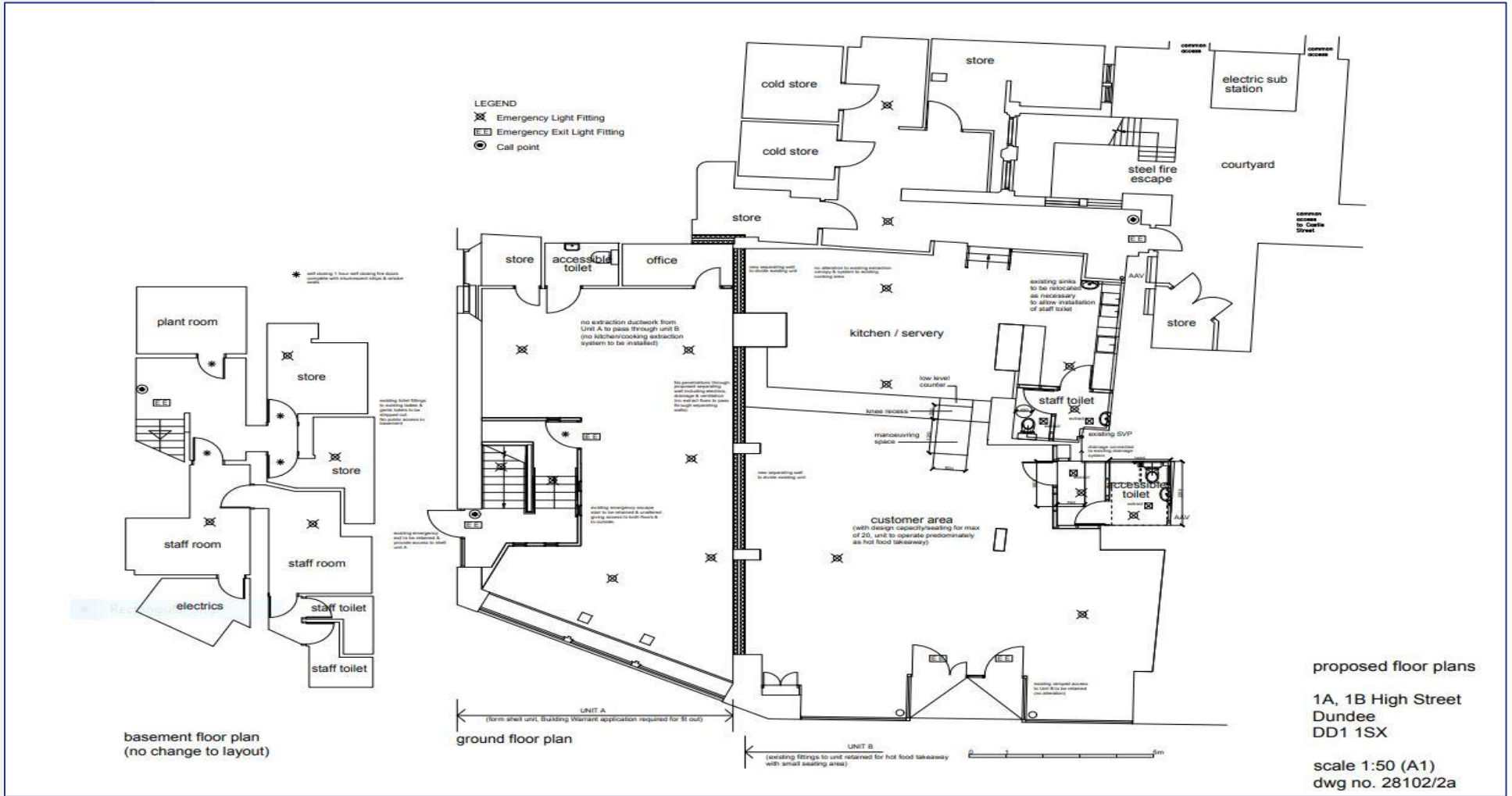
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