



FOR SALE

Retail Pharmacy Investment

Established pharmacy premises within commercial location.

Let to Bestway National Chemists Limited.

Annual Rent - £10,000 per annum

Lease expiry 6th March 2027

Price £90,000 reflecting net initial yield of 10.91%



VIDEO TOUR



WHAT 3 WORDS

111 ALBERT STREET, DUNDEE, DD4 6PJ

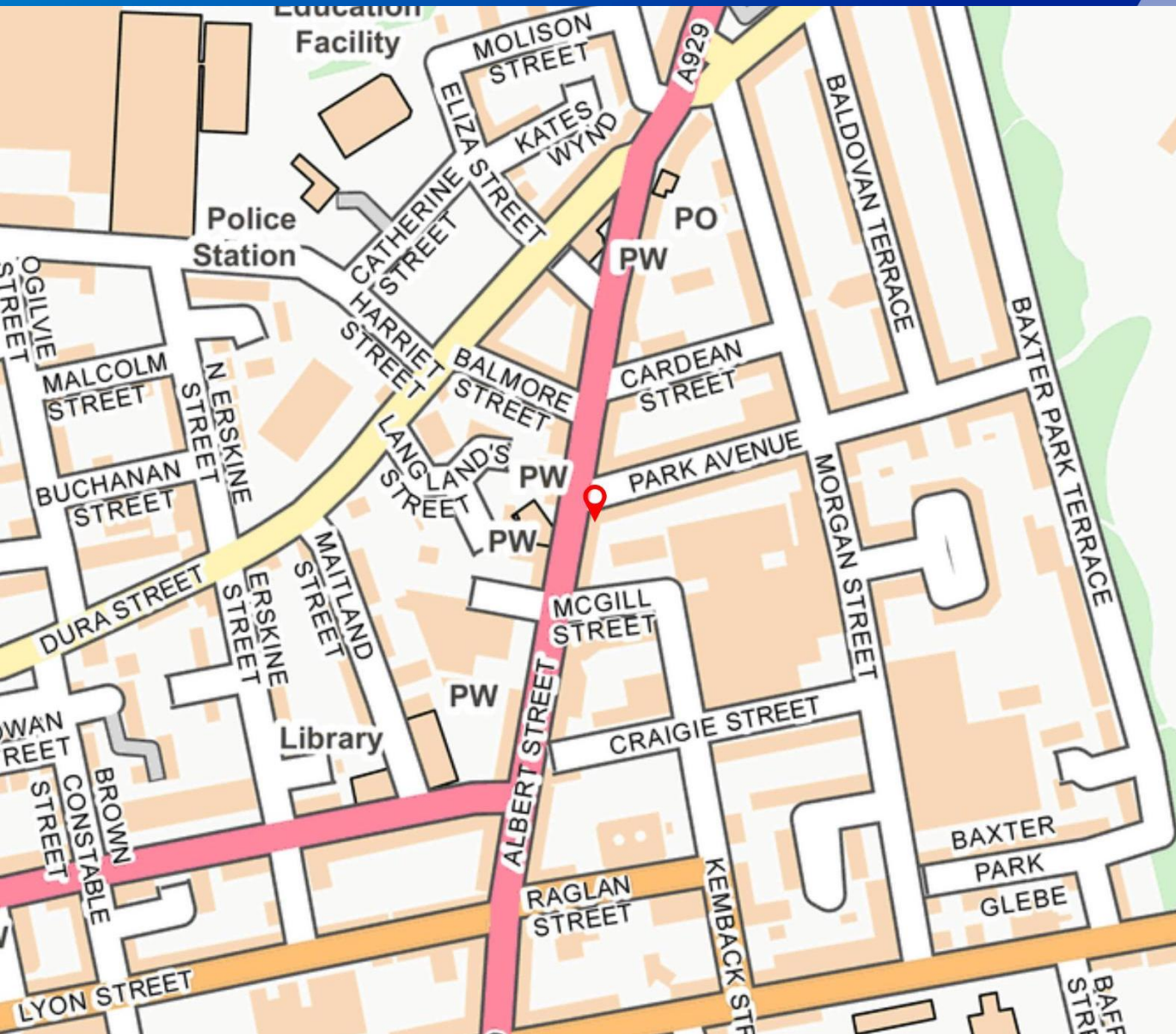
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Location

111 ALBERT STREET, DUNDEE, DD4 6PJ



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).

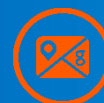
Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The city has its own airport with daily flights to London (London Heathrow) 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 subjects are located within the centre of Albert Street a busy commercial location to the north east of Dundee city centre.

Description



FIND ON GOOGLE MAPS



Description

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The subjects comprise a ground floor retail pharmacy contained within a traditional corner terraced four storey tenement of stone and slate construction.

The property is accessed via an automatic door into a serving area with pharmacy to the rear and partitioned consultation room, kitchen and W.C.

Accommodation

	m ²	ft ²
Ground Floor		
Sales Area , Consultation Room , Kitchen and WC.	63.81	680
TOTAL	63.81	680

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).



Lease Terms

The property is let to Bestway National Chemists Limited until 6th March 2027 at £10,000 per annum.

A copy of the lease can be provided to all interested parties.

The tenant is the UK's largest independent pharmacy chain with around 760 stores.

Price

Our client is inviting offers in the region of £90,000 for their heritable interest. A purchase at this level would represent a net initial yield of 10.91%.

Rateable Value

£7,600

Energy Performance Certificate

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will to bear their own legal costs in connection with the letting of the property.

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. PUBLICATION DATE MARCH 2025

Get in Touch

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



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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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