

TO LET

OFFICE PREMISES

**ESTABLISHED MIXED RESIDENTIAL
/ COMMERCIAL LOCATION**

**SHORT DISTANCE FROM DUNDEE
CITY CENTRE**

100% RATES RELIEF

5 PARKING SPACES

NIA: 180 SQ M. (1,938 SQ FT.)

**RENTAL OFFERS OVER
£15,000 P/A**



VIDEO TOUR



WHAT 3 WORDS



57 BLACKSCROFT, DUNDEE, DD4 6AU

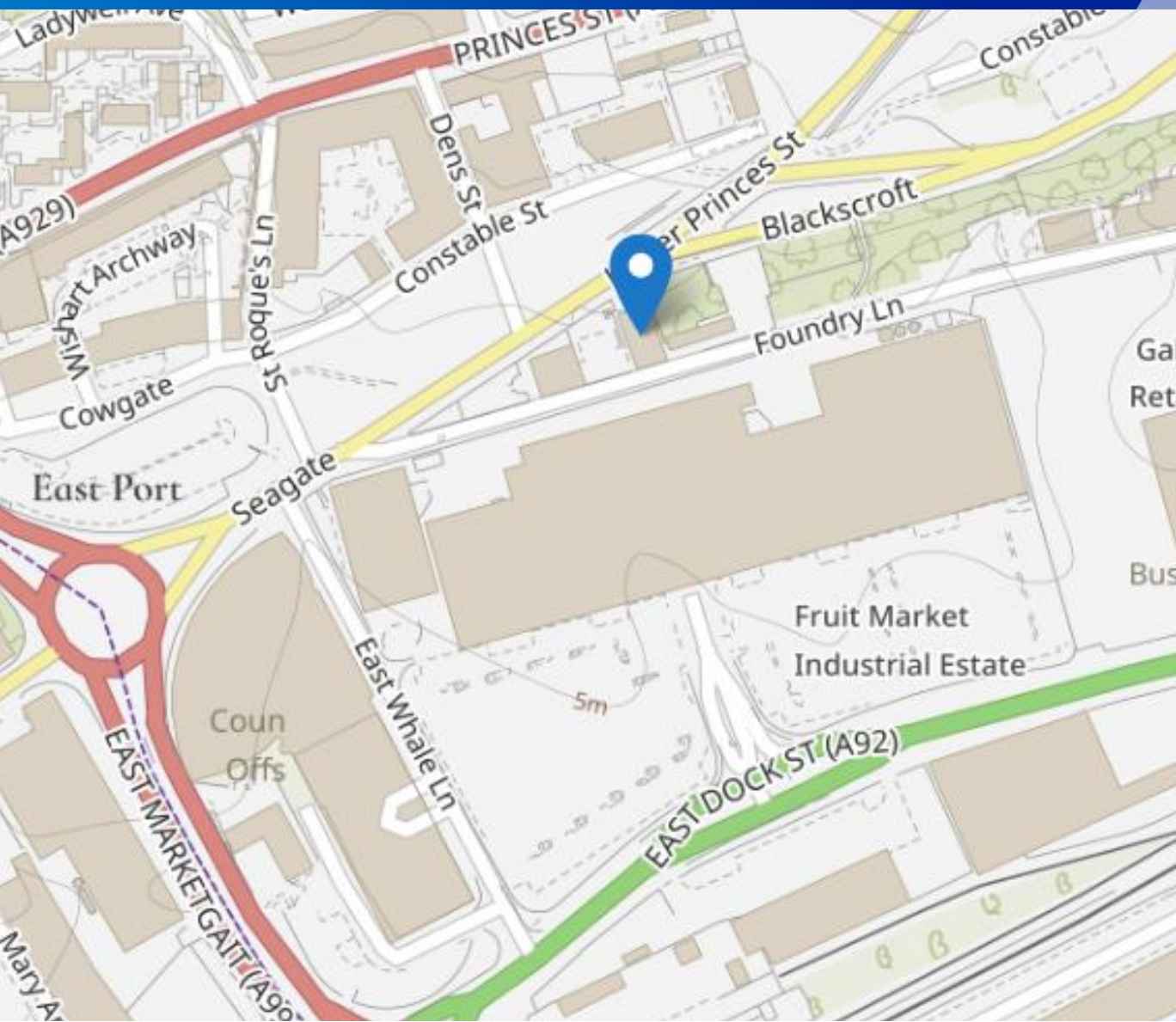
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Location

57 BLACKSCROFT, DUNDEE, DD4 6AU



LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (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 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 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 construction of the V&A Museum has helped to establish Dundee as a major regional centre.

The subjects are located on the fringe of Dundee City Centre and in close proximity to the ongoing waterfront regeneration.

Nearby occupiers include Olympia Leisure Centre, Gallagher Retail Park and Indigo Hotel.



FIND ON GOOGLE MAPS



Description

57 BLACKSCROFT, DUNDEE, DD4 6AU



DESCRIPTION

The subjects comprise the first floor of a two-storey detached office building of brick construction with pitched slate roof covering.

Originally an Episcopalian Church the building has been used as commercial offices for the past 50 years.

Internally the accommodation provides flexible open plan space suitable for a variety of commercial uses.

The subject also benefits from additional private office space, a fitted kitchen /staff room and WC facilities.

On-site parking is available at the front of the property for 5 vehicles.

	m ²	ft ²
Office	180	1,938
Total	180	1,938

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).



RENTAL

Our client is inviting rental offers in excess of £15,000 per annum.

RATEABLE VALUE

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

Rateable Value: £10,100.

The Unified Business Rate for 2025/2026 is 49.8p exclusive of water and sewerage.

The subject qualifies for 100% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.



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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