



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

236 HILLTOWN, DUNDEE, DD3 7AU

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Location

236 HILLTOWN, DUNDEE, DD3 7AU



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 on the east side of Hilltown to the north of Dundee City Centre. This is a secondary commercial/residential location with surrounding occupiers principally comprising local retailers and several hot food takeaway premises.

Description

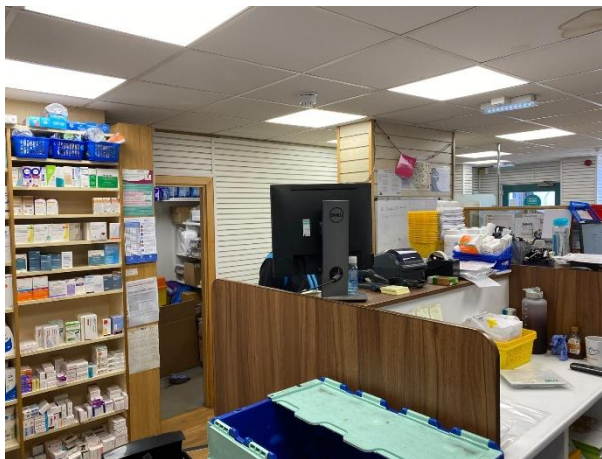


FIND ON GOOGLE MAPS



Description

H236 HILLTOWN, DUNDEE, DD3 7AU



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

The property is accessed via a pedestrian 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, Pharmacy, Consultation room, Kitchen and WC.	66.27	713
TOTAL	66.27	713

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

£3,950

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.



Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

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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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