

**FOR SALE**  
INVESTMENT PORTFOLIO - 6 FLATS + 2 COMMERCIAL UNITS



**310-316 Perth Road**  
**Dundee**  
**DD2 1AU**

- Entire Block of 6 Flats + 2 Commercial Units
- Fully Occupied
- Significant Reversionary Opportunity
- Current Income £74,410 per annum

## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located within an established residential and mixed commercial area on the south side of Perth Road, forming part of Dundee's West End. Surrounding properties are mainly of a traditional tenement type and all amenities are available in close proximity.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise 6 flatted dwellings (1/L - 3/R 312 Perth Road) across the first to third floors and 2 ground floor commercial units (310 and 314 Perth Road) of an end-terraced 4 storey plus basement traditional tenement held under a pitched slate roof.

The portfolio consists of the whole tenement block including the basement accessed via the rear.

## TENANCY AGREEMENTS

Flats - Rents range from £650 - £900 pcm.

Address	Rent	Tenant	Lease Expiry
310 Perth Road	£9,250 pa	T/A Jungle Collective (Barber)	Tacit Relocation - 3rd July 2026
314 Perth Road	£10,200 pa	British Red Cross	Tacit Relocation - 28th November 2026

## EPC RATING AND COUNCIL TAX BAND

PROPERTY ADDRESS	EPC RATING	COUNCIL TAX BAND	ACCOMMODATION
1/L, 312 Perth Road	D	B	2-bed
1/R, 312 Perth Road	D	B	2-bed
2/L, 312 Perth Road	C	B	2-bed
2/R, 312 Perth Road	D	B	2-bed
3/L, 312 Perth Road	D	B	2-bed
3/R, 312 Perth Road	D	B	2-bed

## RATEABLE VALUE

The subjects have a Net and Rateable Value:

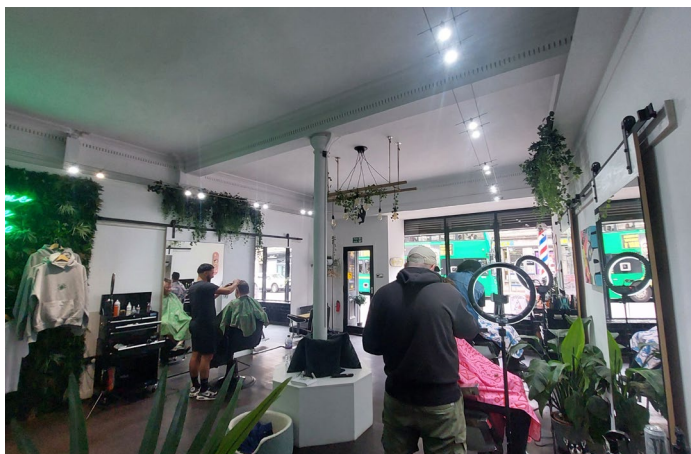
310 Perth Road - £11,800

310 Perth Road (Basement) - £1,400

314 Perth Road - £13,100

316 Perth Road (Basement) - £1,450

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.



## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## PRICE

Offers over £1,250,000 are invited for the portfolio.

## VIEWING + OFFICE ADDRESS

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

To arrange a viewing please contact:



**GRANT ROBERTSON**

**Director**

grant.robertson@g-s.co.uk

07900 265 516



**CHARLES CLARK**

**Commercial Property Agent**

charles.clark@g-s.co.uk

07423 693 461

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.