



136 High Street
Lochee, Dundee, DD2 3BL

- Attractive First and Attic Floor Office
- Private Parking to the Rear
- Located within Busy Commercial District
- Rent - £6,000 PA
- Extends to 133.79 sq.m. / 1,440 sq.ft.

LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region 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 themselves are located on the west side of Lochee High Street, a popular neighbourhood shopping area, around 2 miles north west of Dundee City Centre. Surrounding occupiers include a number of national retailers along with a mix of well established local traders.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the first and attic floor office, forming part of a two storey plus attic steel frame constructed building, under a pitched and slate roof. Access is gained via a rear timber door, secured by way of a steel roller shutter.

Internally the first floor accommodation offers a large open office, male and female WCs and a further office/store room. The attic accommodation offers another large open plan office, with a private office created within. Each office benefits from double glazed windows, carpeted floor coverings and fluorescent strip lighting.

There is a private car park to the rear of the subjects accessed from Aimer Square.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring



Practice (6th Edition), to arrive at the following Net Internal Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
First Floor	76.71	826
Attic	57.08	614
Total	133.79	1,440

RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,600.

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. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let for £6,000 per annum. Further information is available from the Sole Letting Agents.

VIEWING

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

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Property Agent
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IMPORTANT NOTICE

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