

TO LET

CITY CENTRE RETAIL PREMISES

16-18 WHITEHALL STREET, DUNDEE, DD1 4AF



LOCATION

Dundee is Scotland's fourth largest city situated 92 Kilometres (57 Miles) North of Edinburgh, 129 Kilometres (80 Miles) North of Glasgow and 105 Kilometres (65 Miles) South of Aberdeen.

It has a population of approximately 142,000 and a catchment of some 640,000 persons within a 60 minute drive (Source: Dundee City Council) and benefits from excellent communication links via the road and rail networks.

The subjects are situated on the east side of Whitehall Street close to its junction with Nethergate and High Street in close proximity to Overgate Shopping Centre, the principal shopping destination in Tayside, which is anchored by Debenhams and contains many national retailers such as Argos, Boots, H&M, GAP, River Island and Primark to name a few.

Surrounding occupiers within Whitehall Street include Bradford and Bingley, Tiso, Panasonic and William Hill. There are also restaurant operators such as Papa Joe's and Jimmy Chung's along with a number of local occupiers.

DESCRIPTION

The subjects comprise an extensive retail unit over ground and basement floors contained within a four storey and attic mid terraced category "B" listed tenement building with a large double frontage to Whitehall Street.

- SUBSTANTIAL RETAIL PROPERTY
- £45,000 PER ANNUM
- ON STREET PUBLIC CAR PARKING AVAILABLE WITH FURTHER PARKING AT VARIOUS LOCATIONS NEARBY

IN CLOSE PROXIMITY TO:

- OVERGATE SHOPPING CENTRE
- BUS AND TAXI DROP OFF/PICK UP POINTS
- TRAIN STATION

• NET AREA
GROUND - 165.93 SQ.M
(1,785 SQ.FT)

BASEMENT - 180.92 SQ.M
(1,947 SQ.FT)

TOTAL - 346.85 SQ.M
(3,732 SQ.FT)

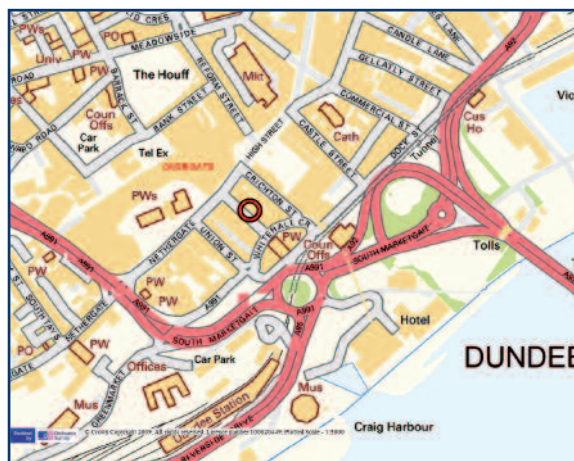
VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J&E Shepherd
Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

Telephone: 01382 878005
Fax: 01382 878009

www.shepherd.co.uk



ACCOMMODATION

By our calculations the accommodation extends to the following,

Floor	Accommodation	Sq.M	Sq.Ft
Ground	Substantial retail area, kitchen/ preparation area and stairs to basement level	165.93	1,785
Basement	Prep, Storage, offices/staff areas and male and female toilet facilities.	180.92	1,947
Total		346.85	3,732

The gross frontage is in the region of 9 Metres (30 Feet).

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £38,000.

The Unified Business Rate for the financial year 2009/2010 is 48.5 pence exclusive of water and sewerage.

PROPOSAL

Our clients are seeking offers over £45,000 per annum.

LEGAL COSTS

Each party shall be responsible for their own legal costs with the ingoing tenant responsible for any Stamp Duty (SDLT) and Registration dues etc.

VAT

At present VAT is not charged on the annual rent. Our clients reserve the right to charge VAT.

VIEWING

Strictly by appointment with the letting agents:

Gavin Russell BSc (Hons)
g.russell@shepherd.co.uk

Gerry McCluskey Dip Prop Inv MRICS
g.mccluskey@shepherd.co.uk

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