

TO LET

FULLY REFURBISHED RETAIL UNIT DUNDEE CITY CENTRE

16-18 WHITEHALL STREET, DUNDEE, DD1 4AF



LOCATION

Dundee is Scotland's fourth city and the regional retail, service and employment centre in Tayside and sits on the east coast of Scotland approximately mid way between Aberdeen circa 105 km (65 miles) to the north and Edinburgh circa 96 km (60 miles) to the south, overlooking the Tay Estuary and has a resident population of some 155,000 persons and a catchment of some 460,000 persons within 45 minutes drive time (source: Callcredit).

The city has its own airport with flights to London (Stansted), Amsterdam and Jersey and sits on the east coast railway line which runs services to London (Kings Cross).

Dundee is in the midst of a £1 billion redevelopment of its waterfront which includes the introduction of the V & A Museum of Design Dundee which is under construction and is due to open in 2018.

The subjects are situated on the east side of Whitehall Street close to its junction with Nethergate and High Street a short distance south of Overgate Shopping Centre, the principal shopping destination in Tayside which is anchored by Debenhams and contains many national retailers including Next, Argos, Boots, H&M, JD Sports, Sports Direct, New Look and Primark to name a few.

Surrounding occupiers within Whitehall Street include CEX, Tiso, Fisher & Donaldson and William Hill. There are a number of restaurants in the street including Papa Joes, Torino and Jimmy Chungs.

Whitehall Street connects with Whitehall Crescent at its south end where a number of professional service providers are located including solicitors and estate agents. Whitehall Crescent in turn links into the central waterfront area.

DESCRIPTION

The subjects comprise an extensive unit contained within a Category 'B' Listed building. The property has a double frontage and access is by means of a recessed doorway.

A substantial refurbishment has just been completed and the property is available for early occupation.



- AVAILABLE FOR CLASS 1 (RETAIL) OR CLASS 2 (FINANCIAL, PROFESSIONAL OR OTHER SERVICE EXPECTED IN SHOPPING AREA)
- POSSIBILITY OF CHANGE OF USE TO CLASS 3 (FOOD AND DRINK).
- SUBSTANTIAL RETAIL PROPERTY EXTENSIVELY REFURBISHED IN 2016
- ASKING RENT £30,000 PER ANNUM
- ON STREET PARKING AVAILABLE ON WHITEHALL STREET WITH FURTHER PARKING AT VARIOUS CITY CENTRE PUBLIC CAR PARKS 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)



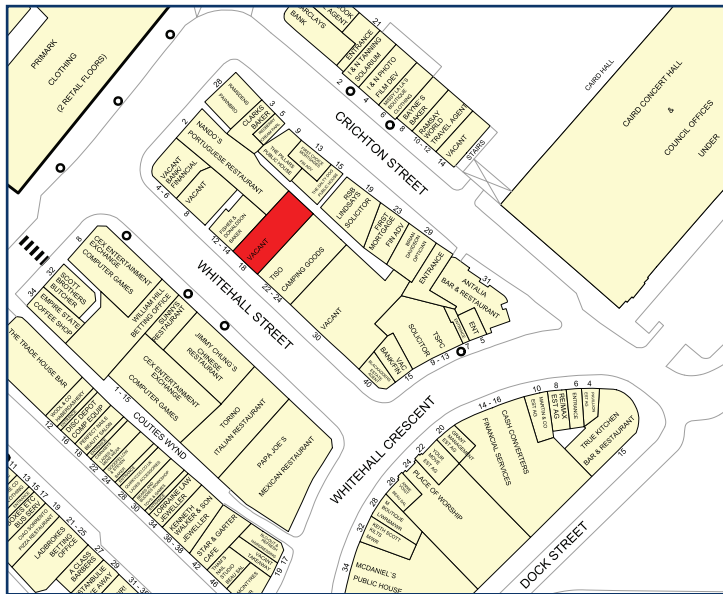
VIEWING & FURTHER INFORMATION

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

The property provides the following accommodation:

Floor	Accommodation	Sq.M	Sq.Ft
Ground	Bright and spacious retail or office area with stairs to basement	165.93	1,785
Basement	Spacious multi-purpose accommodation and male and female staff facilities	180.92	1,947
Total		346.85	3,732

The forgoing floor areas have been presented on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (First Edition May 2015).

The property has a street frontage extending to some 9 m. (20 ft).

RATEABLE VALUE

The subjects have been assessed for rating purposes and entered in the Valuation Roll at:

Net and Rateable Value: £38,000.

The rate poundage rate for the financial year 2016/2017 is 51p, exclusive of water and sewerage.

A new occupant has the right to appeal the rateable value for a period of 6 months after taking occupation.

PROPOSAL

Our clients wish to lease the subjects for a negotiable term of years.

Rent - £30,000 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs however the incoming tenant will be responsible for Registration Dues and Land and Building Transaction Tax.

ENERGY PERFORMANCE CERTIFICATE



VAT

The rent quoted is exclusive of VAT.

Our client has not elected to waive VAT exemption and VAT is not currently charged.

VIEWING

Strictly by appointment with the letting agents:

Scott Robertson
s.robertson@shepherd.co.uk

Gerry McCluskey Dip Prop Inv MRICS
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PUBLICATION DATE:

May 2016

