



28-32 COMMERCIAL STREET
DUNDEE, DD1 3EJ

- GROUND FLOOR COMMERCIAL UNIT
- CITY CENTRE LOCATION
- ATTRACTIVE AND EXTENSIVE GLAZED FRONTAGE
- SUITABLE FOR A VARIETY OF USES — subject to consents
- EXTENDS TO 224.88 SQ.M/2,426 SQ.FT

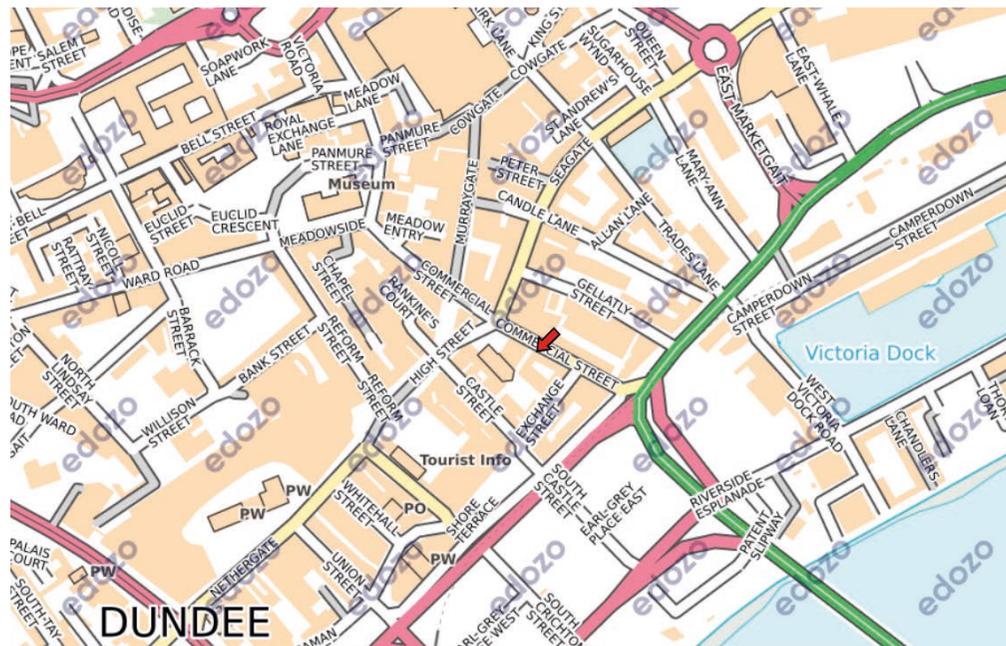
LOCATION

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.

More precisely, the subjects are located on the west side of Commercial Street, within the heart of Dundee City Centre and on a busy traffic thoroughfare. The property lies within close proximity to the ongoing Waterfront Development, Murraygate and main retailing area High Street.

Neighbouring occupiers are a mixture of local and national operators. Extensive on street car parking is available.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a commercial unit laid out over ground and basement floor levels of a traditional stone constructed end terraced tenement.

The property benefits from an attractive glazed frontage onto Commercial Street. Internally the property is reasonably regular in configuration as open plan providing a front/main retailing area with a back shop. The property benefits from a good sized basement.

The subjects may suit a variety of commercial uses, subject to the appropriate planning consents being obtained.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	142.86	1,537
Basement	82.02	889

TERMS

The subjects are available to let on standard commercial terms for a period to be agreed. Rental offers over £18,000 are invited.

EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £18,000.

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

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.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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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.
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6. Date of Publication: July 2022