



20 Dock Street, Dundee, DD1 3DP  
**ADAPTABLE COMMERCIAL CITY CENTRE PREMISES**

|                |  |
|----------------|--|
| Tenure         | To Let   |
| Available Size | 369 sq ft / 34.28 sq m   |
| Rent           | £10,000 per annum No VAT   |
| Rates Payable  | £3,436.20 per annum<br><small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small> |
| Rateable Value | £6,900   |
| EPC Rating     | Upon enquiry   |

### Key Points

- AVAILABLE FROM 10 APRIL 2026
- EXCELLENT LOCATION
- PROMINENT CITY CENTRE POSITION
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- ATTRACTIVE FRONTAGE

# 20 Dock Street, Dundee, DD1 3DP

## Description

The subjects comprise the ground floor of a four storey Category B Listed building of stone and slate construction. They provide well presented city centre adaptable commercial premises located within a popular and well established area.

Internally, the accommodation is arranged to provide an open plan with rear storage, kitchen and WC.

Natural light is provided by a large single glazed display windows.

## Location

The subjects are located on Dock Street and within a few minutes walk of Dundee Waterfront.

The V&A Museum, Malmaison Hotel, Overgate Shopping Centre and Dundee Rail Station are located nearby the subject premises.

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.

## Viewings

Please contact the sole letting agent, Westport Property Ltd.

## Terms

The subjects are available to lease on tenants full repairing terms at a rental of £10,000 per annum.

## Accommodation

The internal accommodation has been measured in accordance with the RICS Code of Measuring Practice as follows:-

Ground Floor - 34.33 sq m (369 sq ft)

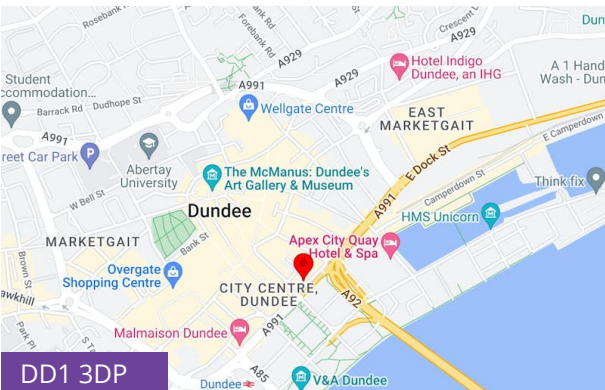
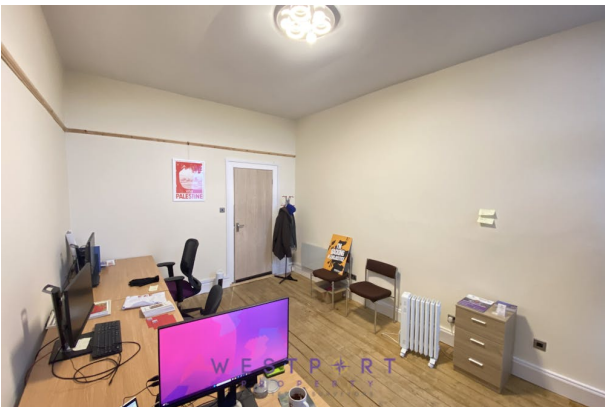
## VAT

No VAT applicable

## Business Rates

Rates Value - £6,900

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.



## Viewing & Further Information



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