



17 Exchange Street, Dundee, DD1 3DJ
 CITY CENTRE RETAIL ACCOMMODATION

Tenure	To Let
Available Size	434 sq ft / 40.32 sq m
Rent	£10,000 per annum
Service Charge	N/A
Rateable Value	£6,800 Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
EPC Rating	Upon enquiry

Key Points

- MODERN FIT-OUT
- POPULAR LOCATION
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- CITY CENTRE POSITION
- CLOSE TO DUNDEE WATERFRONT
- LARGE GLAZED FRONTAGE

Description

The subjects comprise a ground floor retail premises forming part of a terraced tenement block. This attractive retail unit, currently operating as a barber shop, offers a bright and modern space suitable for a variety of retail or service-based uses.

The property benefits from a large glazed frontage, providing excellent visibility and natural light, making it ideal for attracting passing footfall. Internally, the unit is arranged in an open-plan layout with contemporary fittings, creating a welcoming and versatile trading environment.

There is a small WC and kitchenette area offering convenient staff facilities to the rear.

Location

The subjects are well located on the south side of Exchange Street, a thriving location popular with independent businesses, restaurants, hair salons and coffee shops. It is well located in between junctions with Commercial Street and Crichton Street, close to the heart of Dundee Waterfront which continues to see significant regeneration.

The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk. The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and two Universities - both Dundee and Abertay - are in close proximity, and the majority of the cities professional office occupiers are also in the surrounding area.

Viewings

Please contact the sole letting agent on 01382225517 to arrange.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rental of £10,000 per annum.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

40.38 sq m (434 sq ft)

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value of £6,800.

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

VAT

No Vat applicable

Entry

The property is available for entry from 1/05/2026



Viewing & Further Information



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PROPERTY
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