# TO LET

## **CITY CENTRE RETAIL PREMISES**

### 16-18 WHITEHALL STREET, DUNDEE, DD1 4AF





- £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)



#### **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: -

Road - A90 / M90 connections to Scotland's motorway network;

**Rail** - Dundee Central Station served by the main east coast railway line with links to London Kings Cross;

**Air** - Dundee City Airport now operates a schedule service 5 times a day to London City Airport along with daily flights to Birmingham and a 5-day operation to Belfast. Edinburgh and Glasgow International Airports are only 60 miles to the south.

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.

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

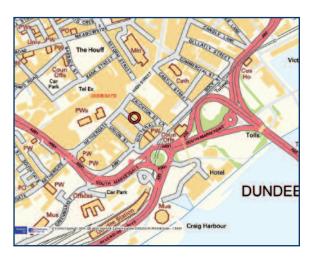
www.shepherd.co.uk

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#### **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.

#### **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	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

#### **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**

Prices are quoted exclusive of VAT. Our client reserves 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

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

Telephone: 01382 878005 Fax: 01382 878009 Website: www.shepherd.co.uk

#### **PUBLICATION DATE:**

October 2009



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