



**TO LET**

**RETAIL / OFFICE /  
SALON PREMISES**

WELL LOCATED UNIT

SUITABLE FOR A VARIETY OF USES

ON STREET PARKING NEARBY

OFFERS OVER: £8,500 PER ANNUM

100% RATES RELIEF

NIA: 87.88 SQ M (946 SQ FT)

**23 COMMERCIAL STREET, DUNDEE, DD1 3DD**

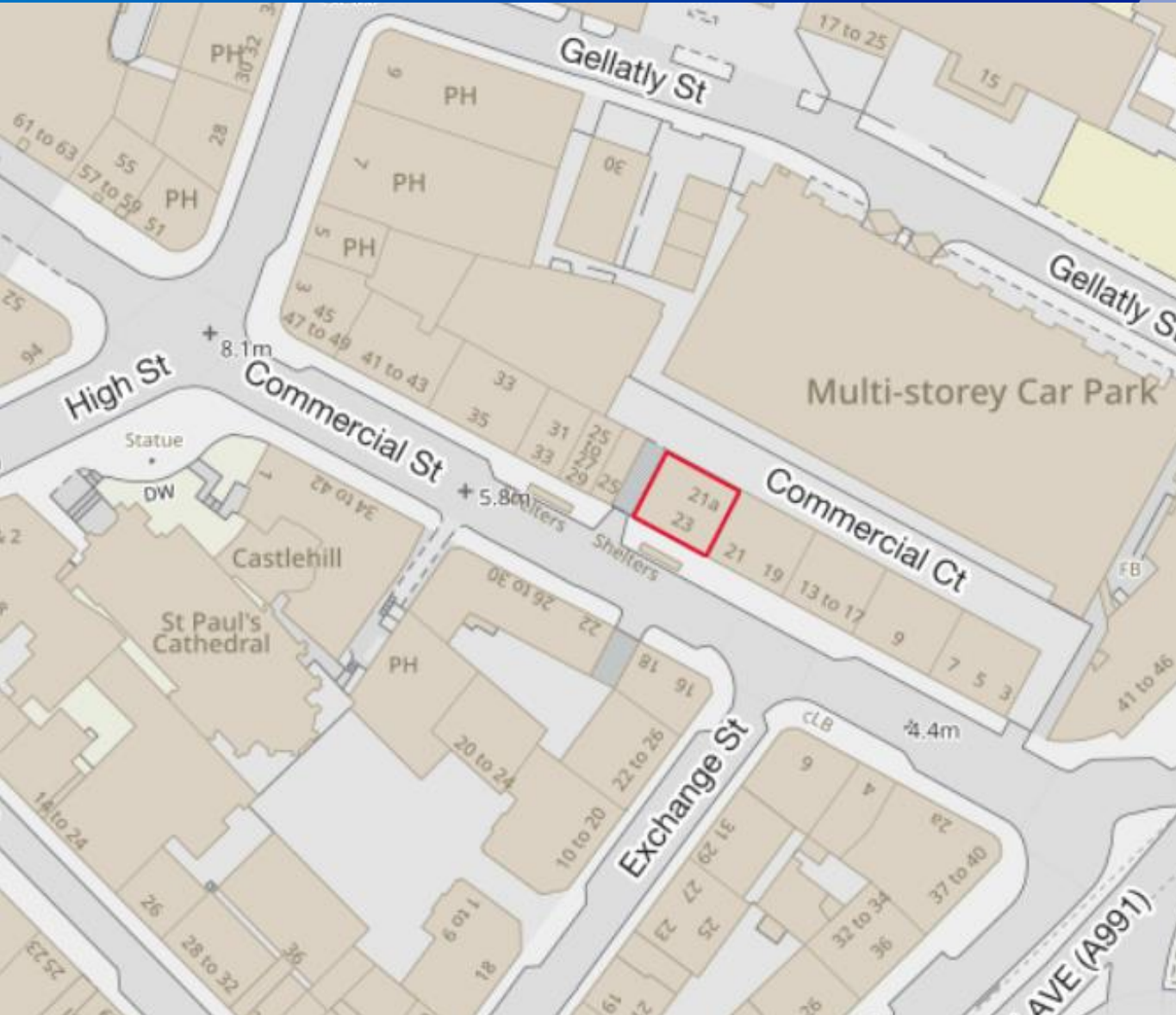
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# Location

23 COMMERCIAL STREET, DUNDEE, DD1 3DD



## SITUATION

Dundee is located 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 circa 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside. The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

Commercial Street is a well-established location for retailers and service providers with Dundee city centre running north to south and crossing Murraygate, Dundee's prime shopping thoroughfare.

The subjects are located at the southern end of the street close to the central waterfront development area.

Surrounding occupiers include national, regional and local retailers and service providers including Blacks, Waterstones, Duncan and Todd and Threads to name a few.

On street parking is available on the opposite side of Commercial Street and there are a number of Local Authority car parks within the surrounding area providing adequate parking provisions.

## Description



FIND ON GOOGLE MAPS



# Description

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## DESCRIPTION

The subjects comprise a ground floor and basement office / retail / salon unit forming part of a three storey and attic category 'C' listed stone-built tenement building.

The subjects benefit from Class 1A consent and would therefore suit a range of general and professional uses such as hairdressers, beautician, complimentary therapist and accountants etc.

The subjects are well placed to take advantage of the improvements which have been made to the city due to their close proximity to the Waterfront Area.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground – Main Retail / Office area</b>	42.26	455
<b>Basement – Storage and toilets</b>	45.62	491
<b>Total</b>	<b>87.88</b>	<b>946</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value - £6,000.

The unified business rate for 2024/2025 is 49.8p.

The subjects qualify for 100% business rates relief via the Small Business Bonus Scheme.

## LEASE TERMS

The property is available on traditional full repairing and insuring lease terms for a negotiable period of years.

Offers Over - £8,500 per annum are invited.

## VAT

VAT is not currently charged.

## EPC

Further information available on request.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the tenant being responsible for any LBTT, registration dues and VAT thereon.

Legal fees for the lease to be split 50:50 between the landlord and the tenant.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



**Scott Robertson**

s.robertson@shepherd.co.uk

### Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: (01382) 878005



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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