

**REDUCED PRICE**

**FOR SALE  
CITY CENTRE  
RETAIL**

**GOOD MIX OF NATIONAL  
AND LOCAL OCCUPIERS IN  
CLOSE PROXIMITY**

**ON-STREET LOADING**

**CAR PARKING AVAILABLE  
NEARBY**

**ADJACENT TO MCMANUS  
MUSEUM**

**SUITABLE FOR A VARIETY  
OF USES**

**FLOOR AREA: 424.42 SQ. M  
(4,569 SQ. FT)**

**OFFERS ARE INVITED**



WHAT 3 WORDS



**93 COMMERCIAL STREET, DUNDEE, DD1 2AF**

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**SHEPHERD  
COMMERCIAL**



# Location

93 COMMERCIAL STREET, DUNDEE, DD1 2AF



## Location

Dundee is located 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 142,000 persons and a catchment of some 630,000 persons within a 60-minute drive time (source: Dundee City Council).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

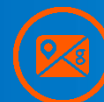
The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

The subjects form part of an imposing four storey and attic category 'A' listed tenement building positioned on the east side of Commercial Street between its junctions with Murraygate (The prime retail parade) and Albert Square. A pend known as Meadow Entry is adjacent to the subjects and provides an additional return frontage allowing more natural light into the retail space.

Multi storey / public car parking is available in the nearby Wellgate Centre, Overgate Centre, Gellatly Street and at other city centre locations nearby.

The property is adjacent to the McManus Art Gallery and Museum.

City Centre Retail Premises



FIND ON GOOGLE MAPS



# Description

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## Description

The subject's form the ground and basement floors of the tenement which comprises commercial uses on the lower floors and offices and residential floors on the upper floors.

The main walls are of stone construction whilst the roof over is pitched timber construction overlaid in slate. The floors are a mixture of suspended timber and solid construction.

Internally the property comprises retail space over the ground floor with expansive basement storage.

## Accommodation

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	139.07	1,497
Basement	285.35	3,072
<b>TOTAL</b>	<b>424.42</b>	<b>4,569</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).



## EPC

Available upon request.

## Rateable Value

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

Rateable Value: £14,800

The unified business rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Terms

Our clients are inviting offers for their heritable interest.

## VAT

Prices quoted are exclusive of VAT, which will be charged at the current rate.

## Get in Touch

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



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## 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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