



# TO LET PRIME RETAIL UNIT

MAY SUIT A VARIETY OF  
USES (SUBJECT TO  
CONSENT)

GOOD MIX OF NATIONAL /  
LOCAL OCCUPIERS

ADJACENT TO MCMANUS  
ART GALLERY

GROUND FLOOR – 122.9  
SQ.M (1,323 SQ.FT)

NIA: 259.5 SQ.M (2,793  
SQ.FT)

RENT: £27,000 PER ANNUM



WHAT 3 WORDS

78 COMMERCIAL STREET, DUNDEE, DD1 2AP

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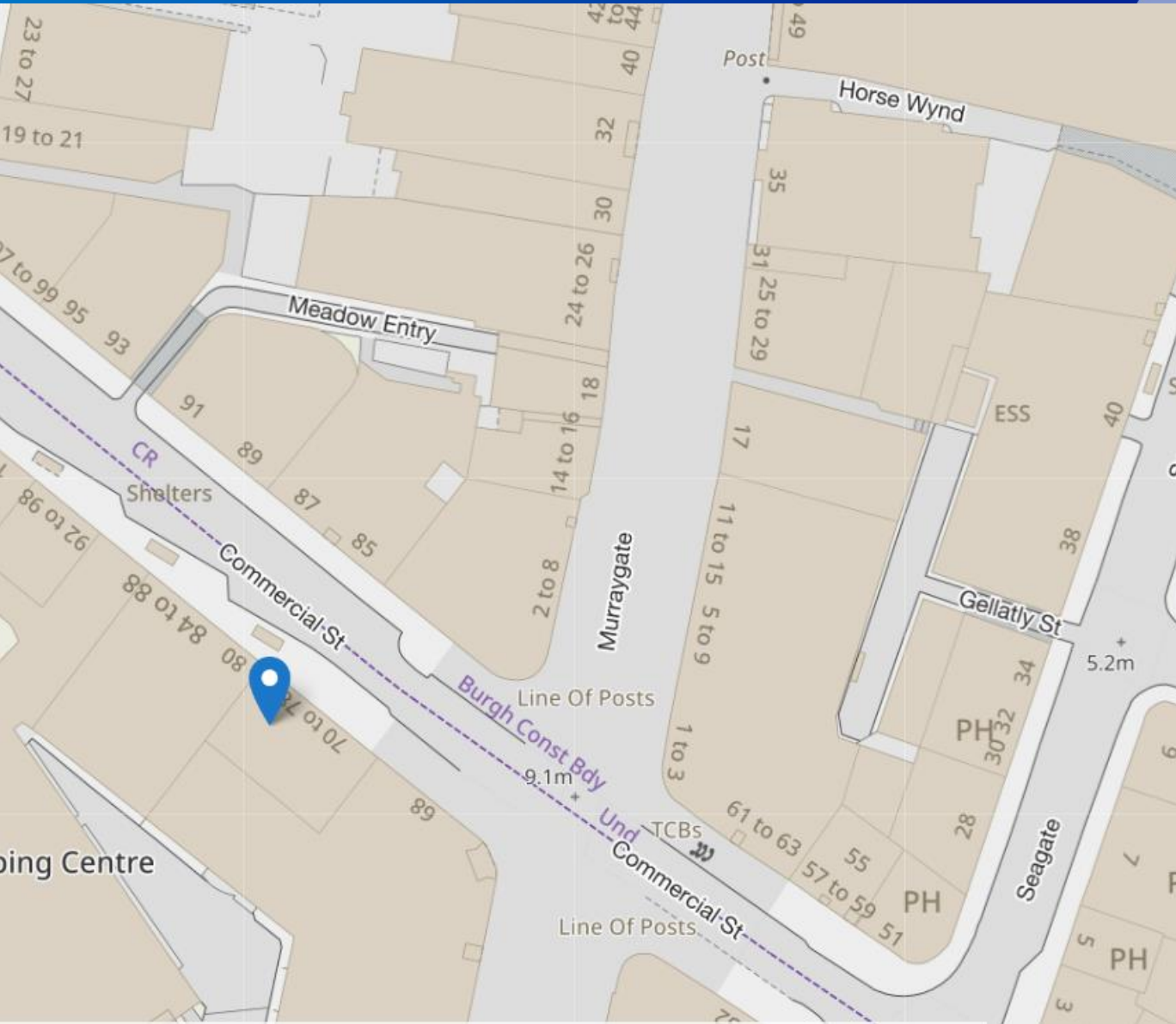
  
**SHEPHERD**  
COMMERCIAL





# Location

78 COMMERCIAL STREET, DUNDEE, DD1 2AP



## Prime Retail Unit

### Location

Dundee is located mid-way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons. (Source: Dundee City Council).

The City has its own airport with daily flights to London (City Airport) and sits on the main East Coast railway line which runs services into London (Kings Cross).

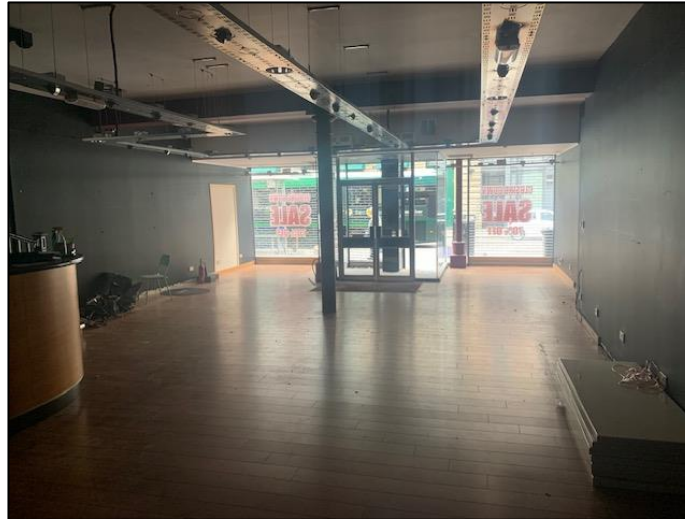
The subjects form part of an imposing tenement building positioned on the west side of Commercial Street between its junctions with Murraygate ( the prime retail parade) and Albert Square.





# Description

78 COMMERCIAL STREET, DUNDEE, DD1 2AP



## Description

The subjects form the ground, first and basement floors of the tenement which comprises commercial uses on the lower floors and offices and residential flats 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 ground/first floor with basement storage.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	122.9	1,323
First Floor	88.1	948
Basement	48.5	522
<b>TOTAL</b>	<b>259.5</b>	<b>2,793</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).



## Lease Terms

Our client is seeking rental offers of £27,000 per annum on a new FRI lease basis.

## Rateable Value

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

Rateable Value: £34,600

The Unified Business Rate for 2024/2025 is 49.8p

## Viewing / Further Information

Further Information and Viewing Arrangements are available by the Sole Letting Agents.

## EPC / Planning

The premises benefit from Class 1A consent.

An EPC certificate is available on request.

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

## Legal Costs

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

## 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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