



TO LET / MAY SELL RESTAURANT PREMISES

WELL LOCATED CITY
CENTRE UNIT

FRONTING MAIN
PEDESTRIAN
THOROUGHFARE
BETWEEN OVERGATE
CENTRE AND V&A
MUSEUM / RAILWAY
STATION

NIA: 132.31 SQ.M (1,424
SQ.FT)

RENTAL OFFERS OVER
£18,000 PER ANNUM

OFFERS OVER £200,000
ARE INVITED



VIDEO TOUR



WHAT 3 WORDS

19 UNION STREET, DUNDEE, DD1 4BN

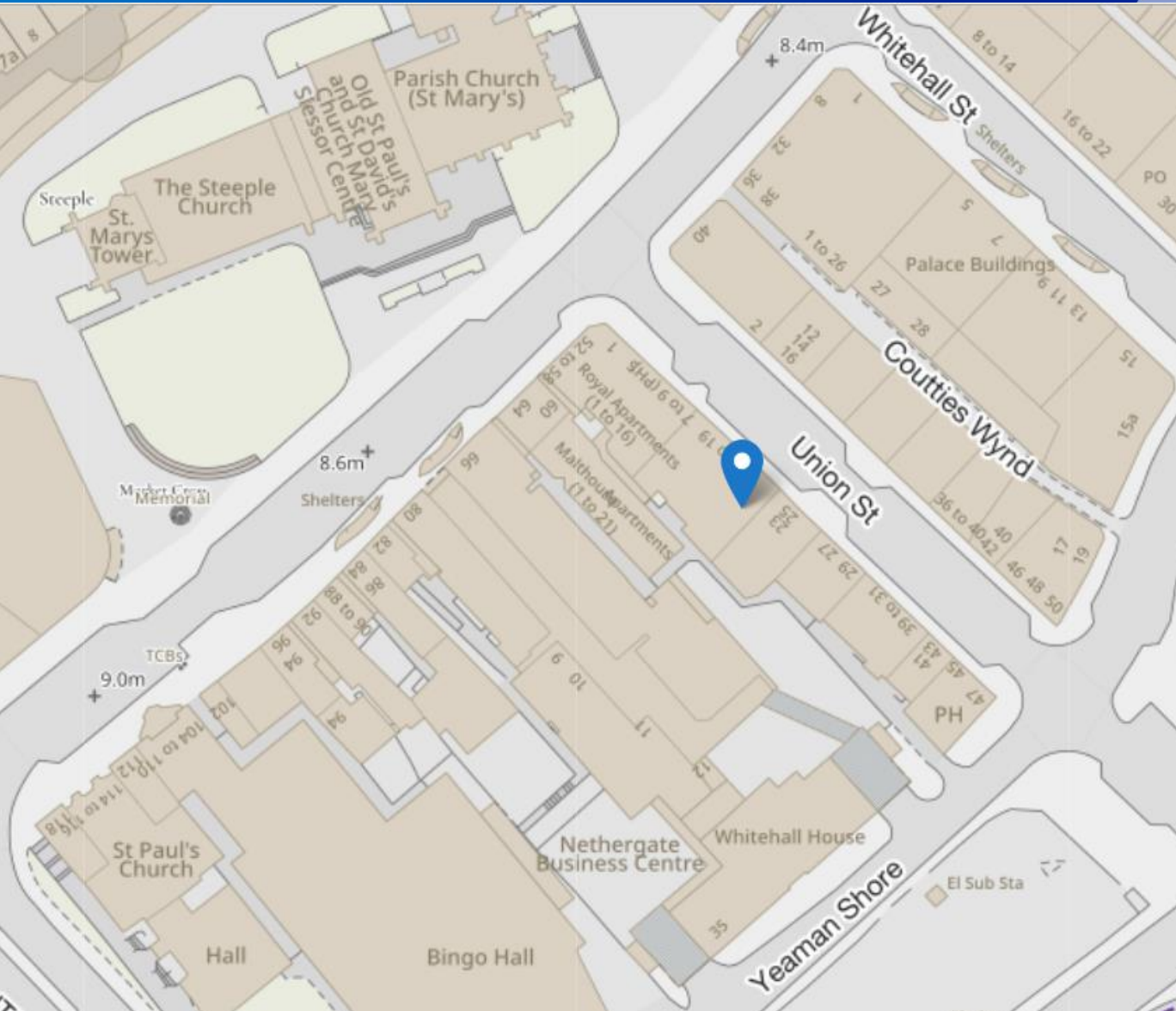
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Location

19 UNION STREET, DUNDEE, DD1 4BN



Location

Dundee, Scotland's fourth largest city with a resident population of circa 150,000 persons (National Records of Scotland) is located on the East Coast of Scotland, approximately half-way between Aberdeen (circa 105 km (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south).

The regeneration of the waterfront has been well documented and the opening of the V&A Museum, has helped establish Dundee as a major business and tourism centre.

Union Street is a busy secondary retail location situated just south of the Overgate Shopping Centre and forms the principal pedestrian link between the City Centre and the Central Waterfront redevelopment area where the V&A Museum and the city's railway station are located.

Surrounding properties comprise a mix of national, regional, local retailers and service providers including Ladbrokes, Stephan Henderson Jewellers, Walker the Jeweller, Bank Bar, Assai Records and Thirteen Records.



Restaurant Premises



FIND ON GOOGLE MAPS



Description

19 UNION STREET, DUNDEE, DD1 4BN



Description

The subjects comprise a ground floor and basement restaurant forming part of a typical City Centre Tenement, formerly operating as "Ciao Sorrento".

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

Internally the unit provides an open plan seating area, with a fully fitted kitchen to the rear. Stairs at the back of the unit, lead to the basement, which comprises male and female toilet facilities, offices and storage area.

The previous tenants fit out remains insitu.

ACCOMMODATION	m ²	ft ²
Ground Floor	66.68	718
Basement	65.63	706
TOTAL	132.31	1,424

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

The property is available to lease on traditional full repairing and insuring terms.

Rental offers in excess of £18,000 per annum will be considered.

Alternatively, our client would consider offers over £200,000 for their heritable interest.

Rateable Value

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

Rateable Value: £17,500

The unified Business Rate for 2024/2025 is 49.8p

Energy Performance Certificate

'G'

VAT

Prices quoted are exclusive of VAT if applicable

Legal Costs

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

Viewing / Further Information

Further information and viewing arrangements are available by the Sole Letting Agents.

Get in Touch

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



Scott Robertson

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Shepherd Chartered Surveyors

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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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