



lindsays

OFFICE / RETAIL UNIT

- > PROMINENT LOCATION ON BUSY CITY CENTRE THOROUGHFARE
- > CLOSE PROXIMITY TO WATERFRONT
- > GROUND FLOOR ACCOMMODATION WITH STAFF KITCHEN, WC AND BASEMENT STORAGE
- > RENTAL OFFERS OVER £14,000 PER ANNUM ARE INVITED

TO LET

21 CRICHTON STREET, DUNDEE, DD1 3AR

CONTACT: Scott Robertson, s.robertson@shepherd.co.uk, M) 07880502651 www.shepherd.co.uk



LOCATION

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 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

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

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

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 are prominently located on the west side of Crichton Street between its junctions with High Street and Whitehall Crescent within Dundee City Centre.

This is a recognised and busy commercial location within the centre of the City and in close proximity to the ongoing waterfront development. The location provides an opportunity to benefit from the ongoing improvements to this part of Dundee.

DESCRIPTION

The subjects comprise an office / retail unit planned over ground and basement floors forming part of a mid-terraced Category 'C' listed 4 storey, attic and basement building. Surrounding occupiers are a mix of businesses with residential occupiers on the upper floors.

ACCOMMODATION

Ground Floor – 56.4 SQ M (607 SQ FT).

Basement – 50 SQ M (537 SQ FT)

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Property Measurement Guidance (2nd Edition).

EPC

Awaiting confirmation.

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: £15,700

The Unified Business Rate for the financial year 2023/2024 is 49.8 pence exclusive of water and sewerage.



LEASE TERMS

The property is available on a traditional full repairing and insuring basis for a negotiable number of years.

Rental offers over £14,000 per annum are invited.

LEGAL COSTS

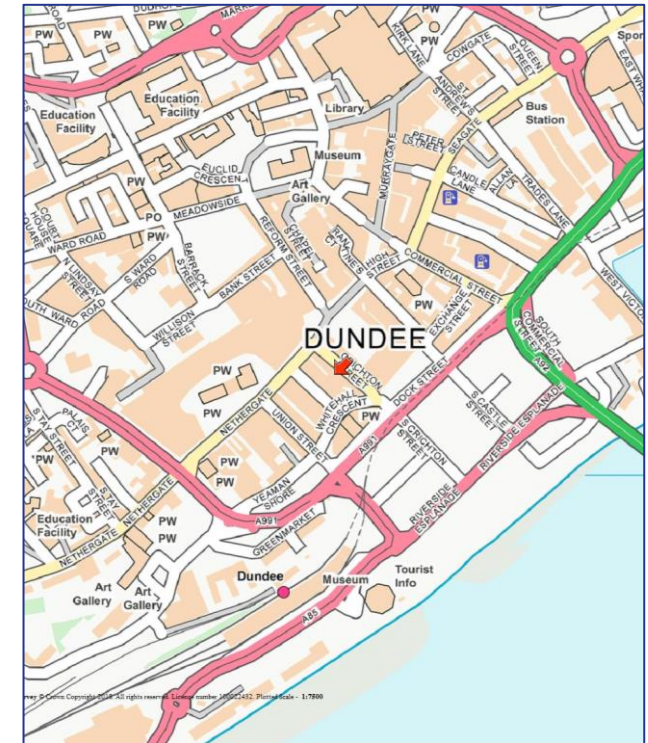
Each party to bear their own legal costs in connection with this transaction with the incoming tenant being responsible for any registration dues.

VAT

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

MONEY LAUNDERING

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 and 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.



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
Scott Robertson s.robertson@shepherd.co.uk

www.shepherd.co.uk

