



TO LET OFFICE / RETAIL PREMISES

**WELL APPOINTED
REFURBISHED PROPERTY**

**PROMINENT LOCATION ON BUSY
CITY CENTRE THOROUGHFARE**

**ARRANGED OVER GROUND AND
BASEMENT FLOORS**

**CLOSE PROXIMITY TO OVERGATE
SHOPPING CENTRE / TRAIN STATION
/ V&A MUSEUM**

ON STREET PARKING

NIA: 306.63 SQ.M (3,300 SQ.FT)

**ASKING RENT: OFFERS OVER
£30,000 PER ANNUM**



WHAT 3 WORDS

16-18 WHITEHALL STREET, DUNDEE, DD1 4AF

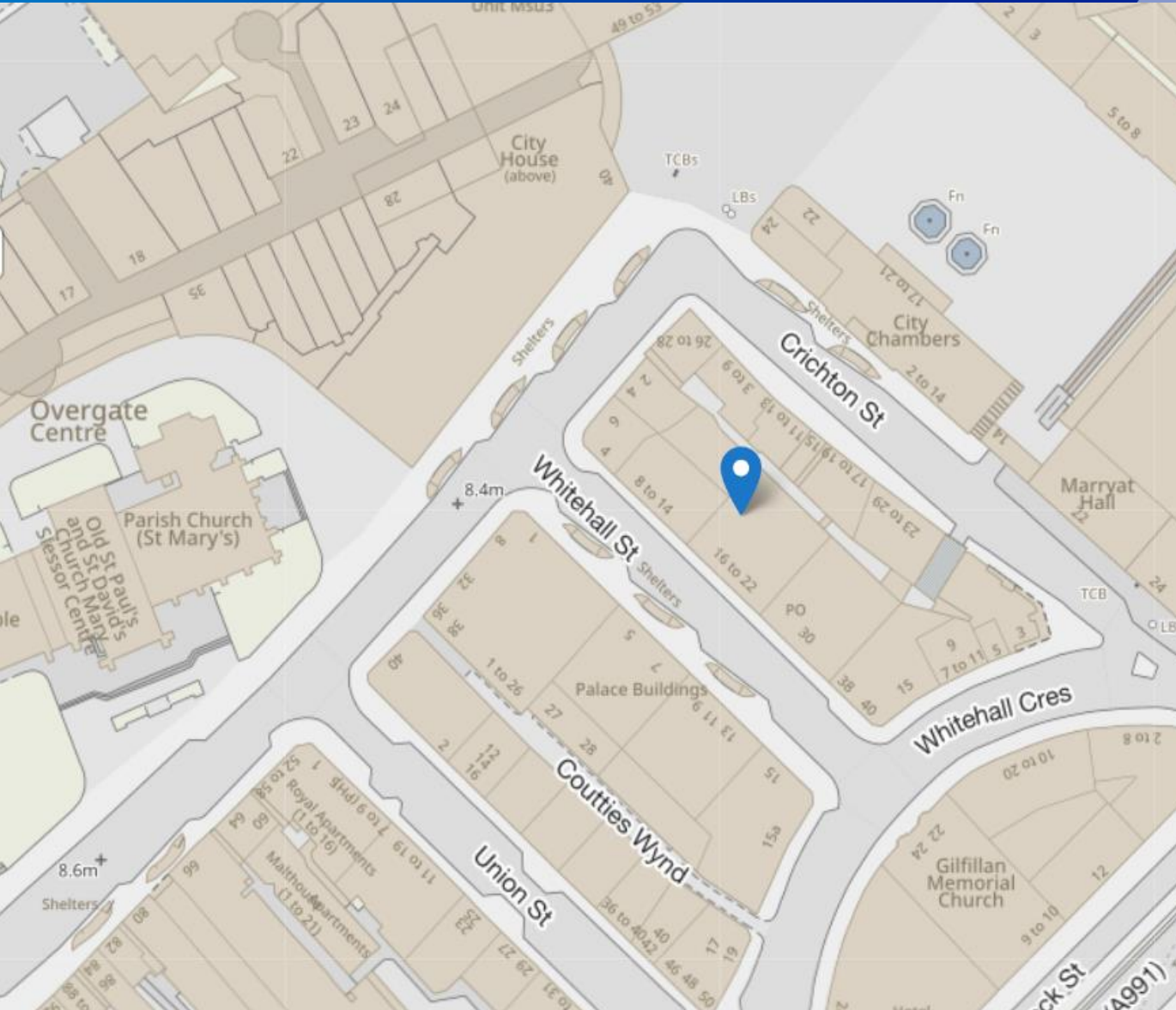
CONTACT: Scott Robertson s.robertson@shepherd.co.uk 07880 502651 www.shepherd.co.uk





Location

16-18 WHITEHALL STREET, DUNDEE, DD1 4AF



Location

Dundee is located on the east coast of Scotland approximately 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 (Source: National Records of Scotland 2020).

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

The property is located on Whitehall Street close to its junctions with Nethergate and High Street fronting a busy bus and pedestrian throughfare, near the central Waterfront Area and Dundee Rail Station.

Surrounding occupiers include national, regional and local occupiers such as WH Smith / Post Office, Tiso, Cash Converters and Tayside Solicitors Property Centre.



Office / Retail Premises

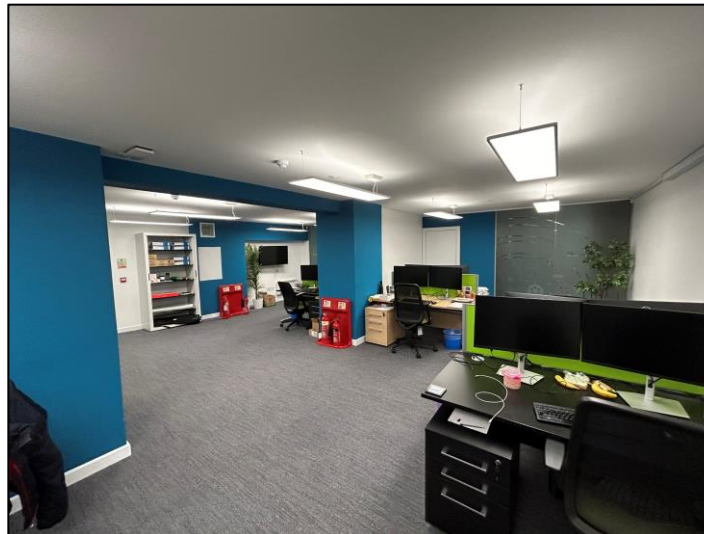
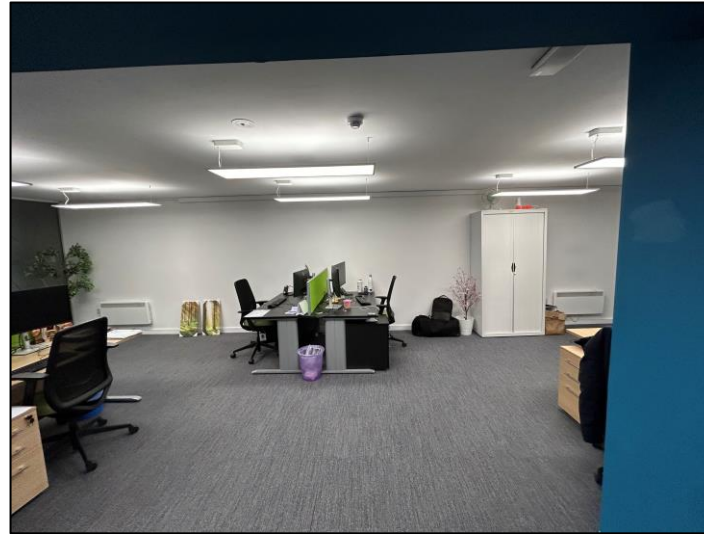


FIND ON GOOGLE MAPS



Description

16-18 WHITEHALL STREET, DUNDEE, DD1 4AF



Description

The subjects are planned over ground and basement floors within a traditional stone and slate town centre building.

The property is accessed to the front elevation via a traditional frontage and recessed pedestrian door leading into a well-appointed reception area. The interior, which has been fully upgraded, comprises office and kitchen space over the ground floor with office, storage, break out and W.C facilities at basement level.

ACCOMMODATION

	m ²	ft ²
Ground Floor – Substantial Office Space, Kitchen	156.92	1,689
Basement Floor – Storage, Staff Area, Toilet Facilities	149.71	1,611
Total	306.63	3,300

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).



Description





Lease Terms

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

Rental offers in excess of £30,000 per annum will be considered.

Rateable Value

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

Rateable Value: £36,000.

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.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

All Figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

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

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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