



TO LET OFFICE / RETAIL UNIT

PROMINENT LOCATION ON
BUSY CITY CENTRE
THOROUGHFARE

CLOSE PROXIMITY TO
WATERFRONT

GROUND FLOOR
ACOMMODATION WITH
STAFF KITCHEN, WC AND
BASEMENT STORAGE

RENTAL OFFERS £14,000
PER ANNUM ARE INVITED



VIDEO TOUR



WHAT 3 WORDS

21 CRICHTON STREET, DUNDEE, DD1 3AR

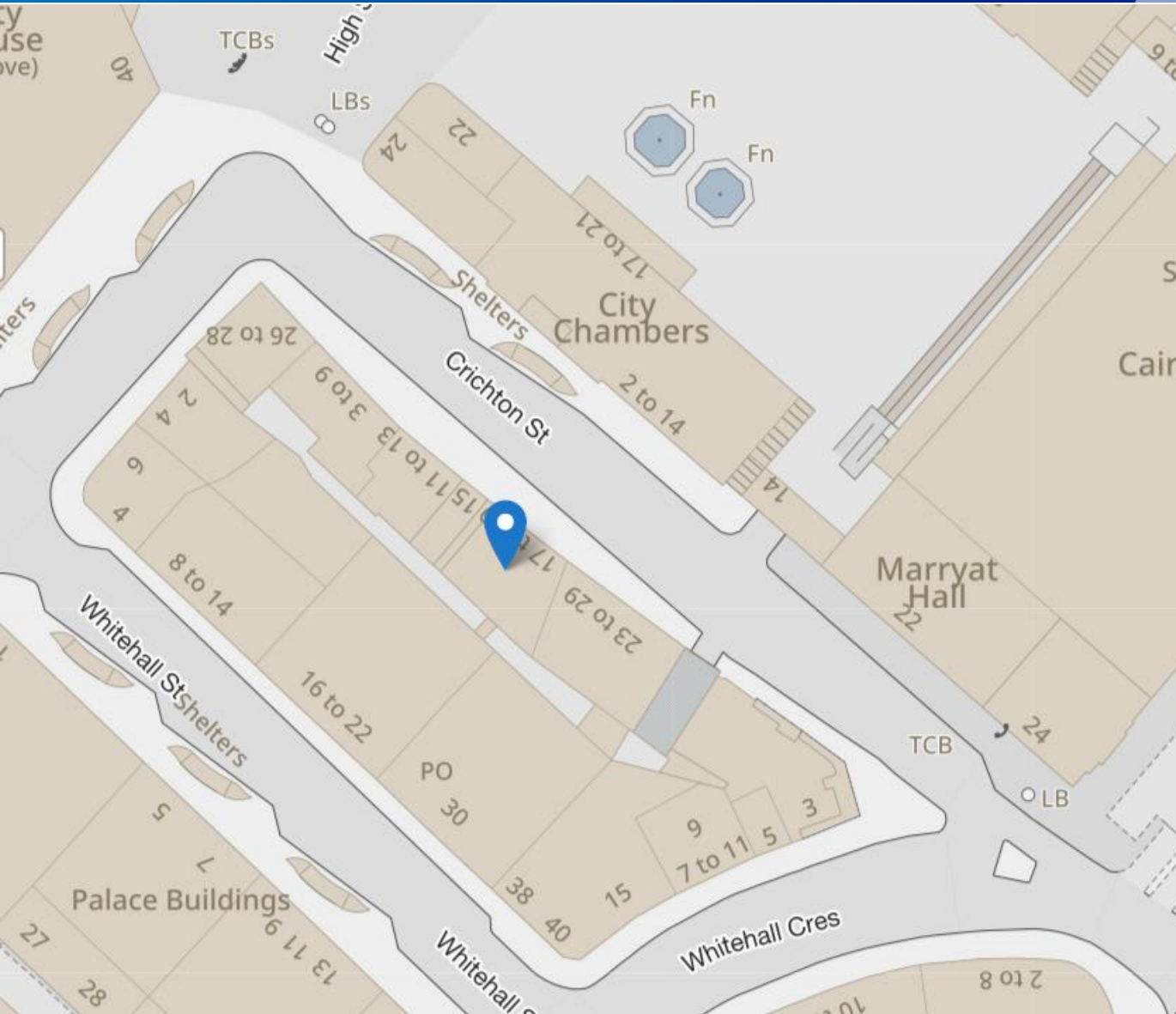
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Location

21 CRICHTON STREET, DUNDEE, DD1 3AR



Prominent Office / Retail Unit

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 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).

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 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 recognized and busy commercial area 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

21 CRICHTON STREET, DUNDEE, DD1 3AR



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).





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.

Rateable Value

The premises have been accessed 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 2024/2025 is 49.8 pence exclusive of water and sewage.

Viewing / Further Information

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

Energy Performance Certificate

Awaiting confirmation.

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.

Get in Touch

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



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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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