



Prime Retail Unit To Let

Rent: Offers of £27,000 pa

Ground Floor: 1,323 sq ft

Location

Dundee is Scotland's fourth largest city and is situated approximately 60 miles north of Edinburgh with a population of circa 115,000 persons. The city benefits from excellent transport connections, including its own airport with links to London and mainline rail services between London and Aberdeen. Dundee is one of Scotland's major retail hubs with a loyal student catchment who shop in the local area. Commercial Street is situated off Murraygate, the key pedestrian high street located in the centre of Dundee linking the Overgate shopping centre and the Wellgate centre. Nearby occupiers include [Costa](#), [Greggs](#), [The Barreلمان](#) and [The Body Shop](#).

Accommodation

The premises are arranged over ground, first and basement levels and comprise the following approximate net internal areas:

Ground Floor: 1,323 sq ft / 122.9 sqm
First Floor: 948 sq ft / 88.1 sqm
Basement: 522 sq ft / 48.5 sqm

NIA: 2,793 sq ft / 259.5 sqm

Lease

The premises are available by way of a new FRI lease.

Rent

Offers of £27,000 pa are invited.

Rates

Rateable Value: £34,600
UBR (2023/2024): £0.498
Rates Payable: £17,231 pa

Planning / EPC

The premises benefit from having [Class 1A](#) consent. An EPC rating is available on request.

Legal Costs

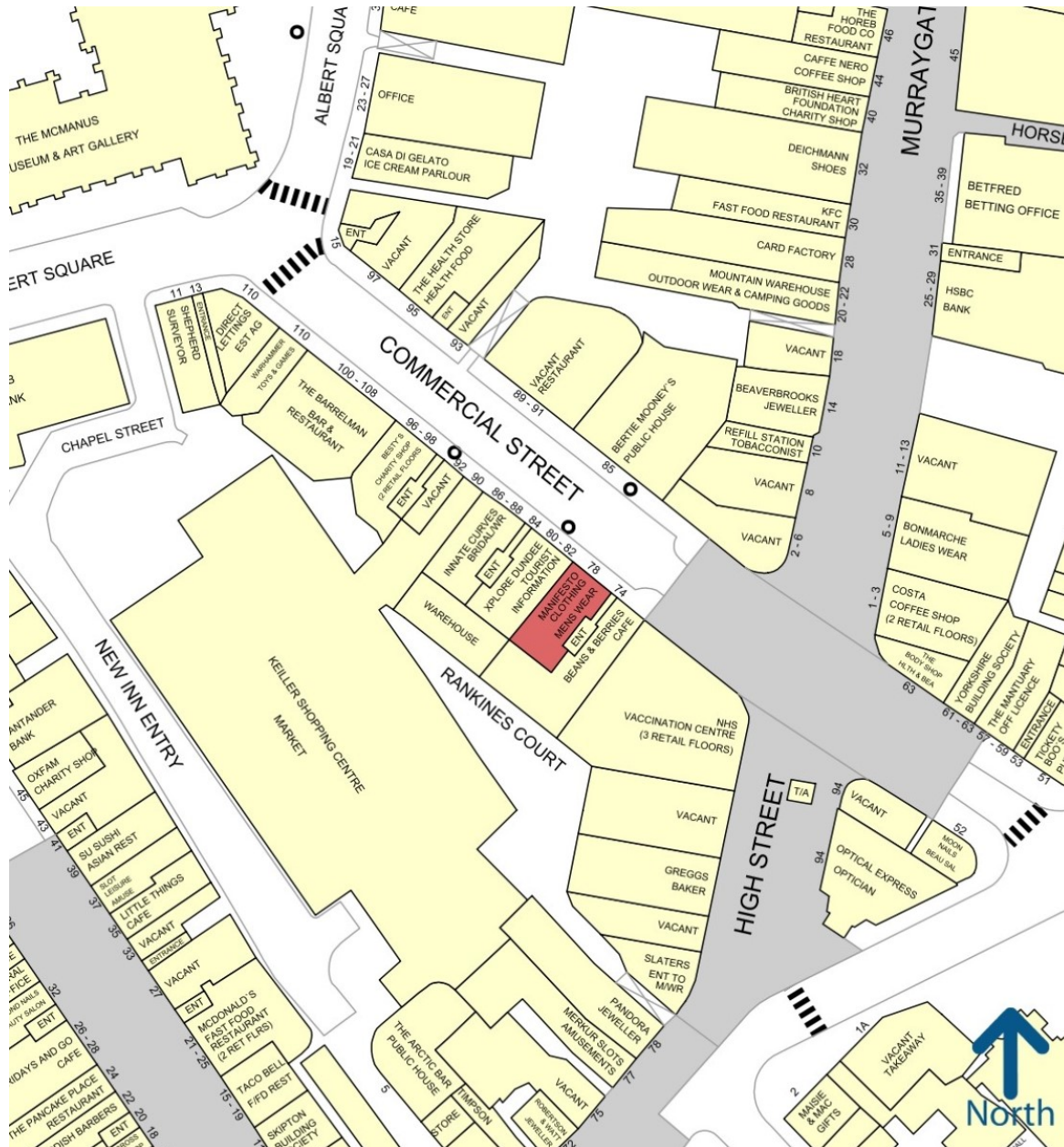
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

TO LET

78 Commercial Street
Dundee DD1 2AP



Viewing strictly by appointment through ORINSEN or our joint agents J&E Shepherd

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