ORINSEN

FOR SPACES THAT WORK

PRIME RETAIL UNIT — FOR SALE / MAY LET

22-24 WHITEHALL STREET

DUNDEE DD1 4AF

PRICE	SIZE	TENURE
Offers over £275,000	**4,444 sq ft**	**Heritable**
Excl. VAT	413.02 sqm · GF, basement, mezz & first	May let on new FRI lease

0131 374 1111

LOCATION

Dundee is Scotland's fourth largest city, situated approximately 60 miles north of Edinburgh with a population of circa 115,000. The city benefits from excellent transport connections, including its own airport with links to London and mainline rail services between London and Aberdeen, and is one of Scotland's retail hubs with a loyal student catchment.

The subject property occupies a prominent central location on Whitehall Street, close to the entrance of the **Overgate Centre** and the city centre. Nearby occupiers include **Nando's**, **CeX**, **Wagamama**, **Duncan & Todd Opticians** and **Primark**.

DESCRIPTION

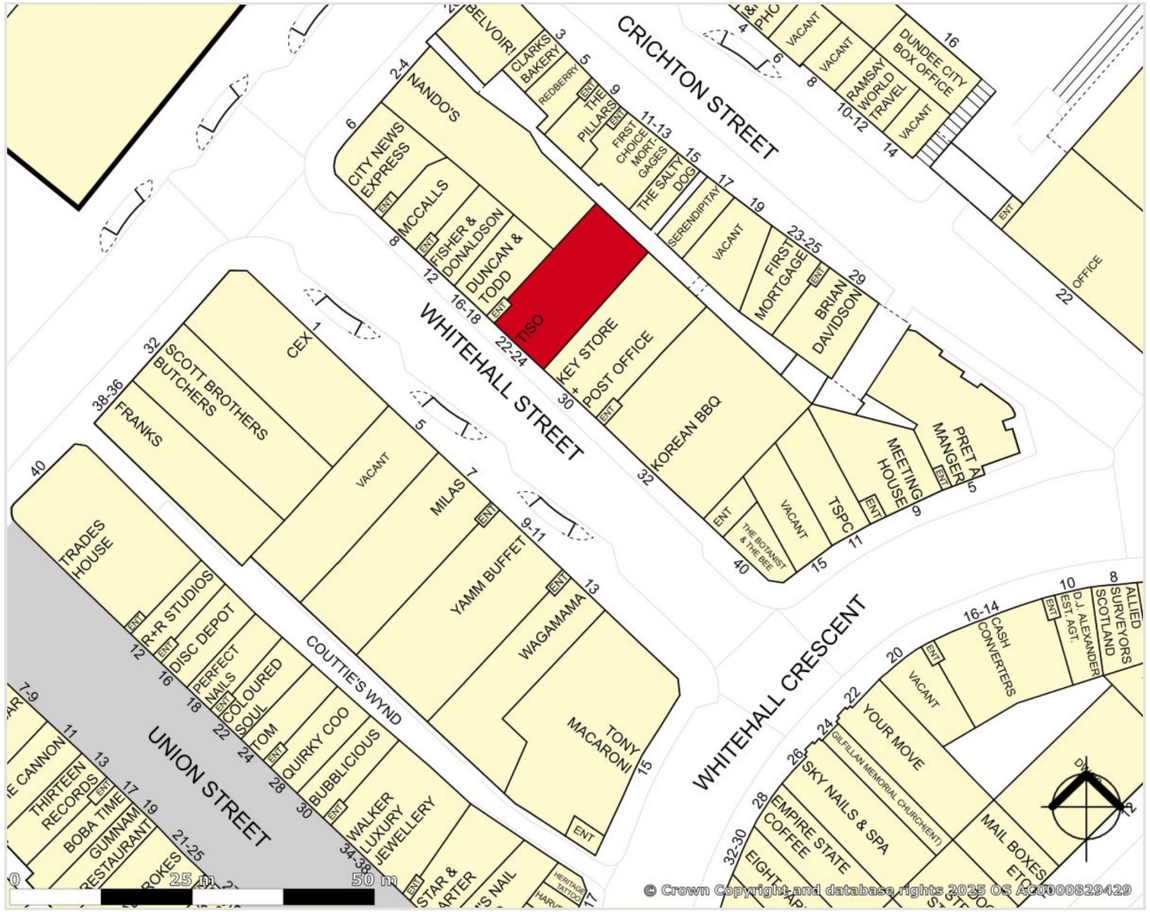
A prominent retail unit forming part of a traditional stone-built terrace, with direct street-level access and a wide glazed display frontage onto Whitehall Street. The premises are arranged over ground, basement, mezzanine and first floor levels and are currently fitted out and trading as an outdoor clothing and equipment store.

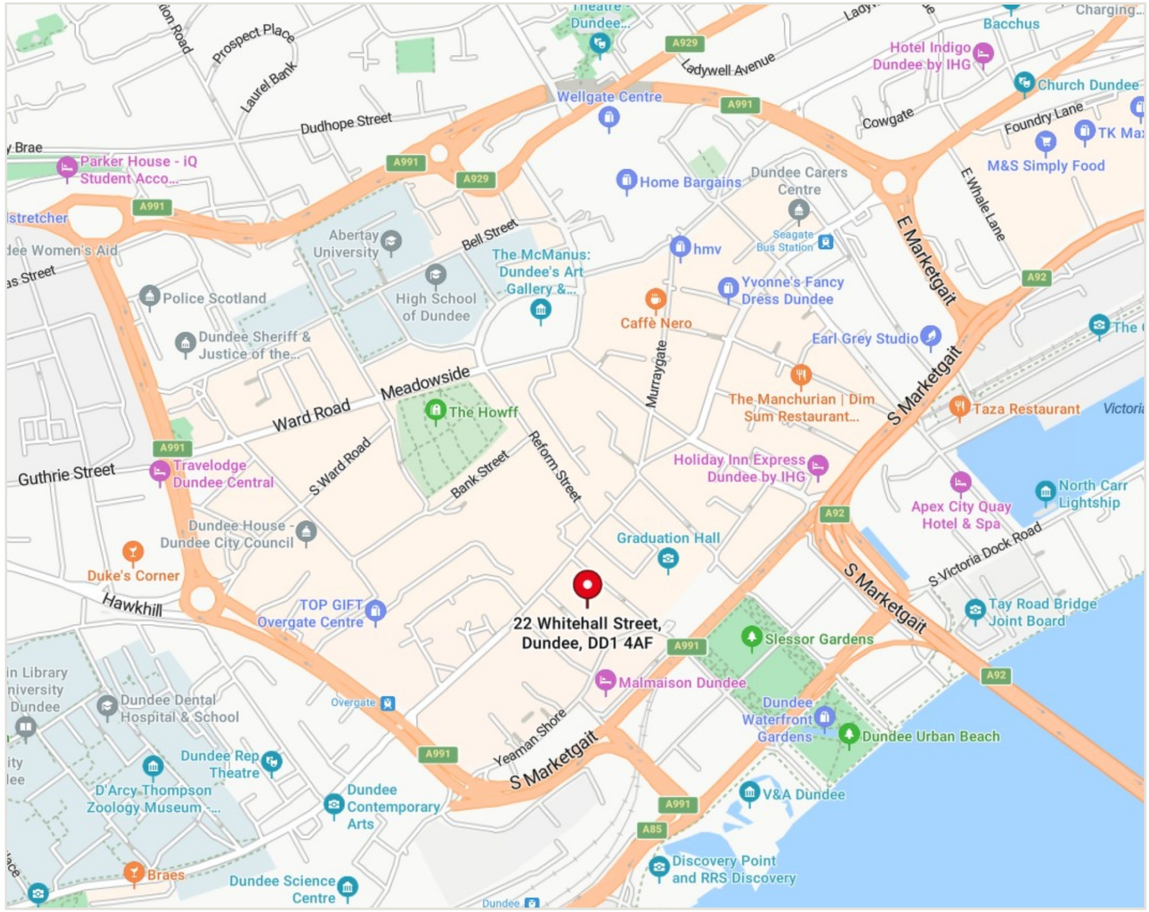


FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over ground, basement, mezzanine and first floor levels and comprise the following approximate net internal areas: - Ground Floor 1,668 sq ft (155.02 sqm) - Basement 1,754 sq ft (163.01 sqm) - Mezzanine 710 sq ft (65.99 sqm) - First Floor 312 sq ft (29.00 sqm) - **Total 4,444 sq ft (413.02 sqm)**
LEASE	Our client's heritable interest is offered for sale. Alternatively, our client would consider letting the premises on a new Full Repairing and Insuring (FRI) lease, terms to be agreed.
RENT	Offers in excess of **£275,000** are invited for our client's heritable interest. Rental terms on application.
TENURE	Heritable (Scottish equivalent of English freehold).
PLANNING	The premises benefit from having Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £33,900 · UBR (2026/27) £0.481 · Rates payable **£16,306 pa**.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing purchaser/tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through ORINSEN or our joint agents Shepherd.



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