

Property Details

- Available from 1st June 2026
- Prominent Dundee City Centre location
- Established retail and hot food hub
- Open plan and flexible layout

LOCATION:

The city of Dundee has a population of approximately 150,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from a mainline railway station sitting on the East Coast Line with a further rail link to Perth and the Central Scotland network. The city also has the benefit of excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

Dundee's waterfront redevelopment has transformed the face of the city, centred around the Victoria & Albert Museum, RRS Discovery and new railway station to celebrate Dundee's rich past and innovative future. The city is also thriving with a strong student presence, home to the University of Dundee and Abertay University.

The premises itself is located on the west side of Reform Street and surrounded by various national and local occupiers at ground floor level with mainly office accommodation at tenement level above. Reform Street has recently transformed into a hub attracting national hot food providers with neighbouring occupiers including GDK, Heavenly Desserts, Chaiwallah, CUPP, McDonald's and Taco Bell. Other notable retailers include Boots, Chisholm Hunter and Santander. The popular Overgate Shopping Centre is also situated directly behind the subjects.

DESCRIPTION:

The subjects are arranged to provide retail premises on the ground floor of a four storey building of traditional stone construction, beneath a pitched and slated roof.

The property benefits from a timber framed display window fronting to Reform Street and a recessed, timber/glazed pedestrian entrance door. Internally, the unit provides an open plan sales area with tea prep, WC facilities and fire exit to the rear.

The Unit has been fully cleared providing flexible open plan space that can be adapted/fitted to suit an occupiers specific requirements.



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ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

32 Reform Street	Floor	SQ M	SQ FT
Sales, tea prep	Ground	68.50	737

SERVICES:

The subjects benefit from mains electricity, water and sewage.

LEASE TERMS:

We are seeking rental offers over £13,000 per annum (plus VAT) on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

SALE TERMS:

Our client may consider selling the heritable interest in the premises, with offers over £120,000 (plus VAT) invited for the outright purchase.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £22,000, although we understand this to be reduced to £20,800 as of 1st April 2026.

PROPOSAL:

Any proposals to purchase should be sent directly to the sole marketing agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

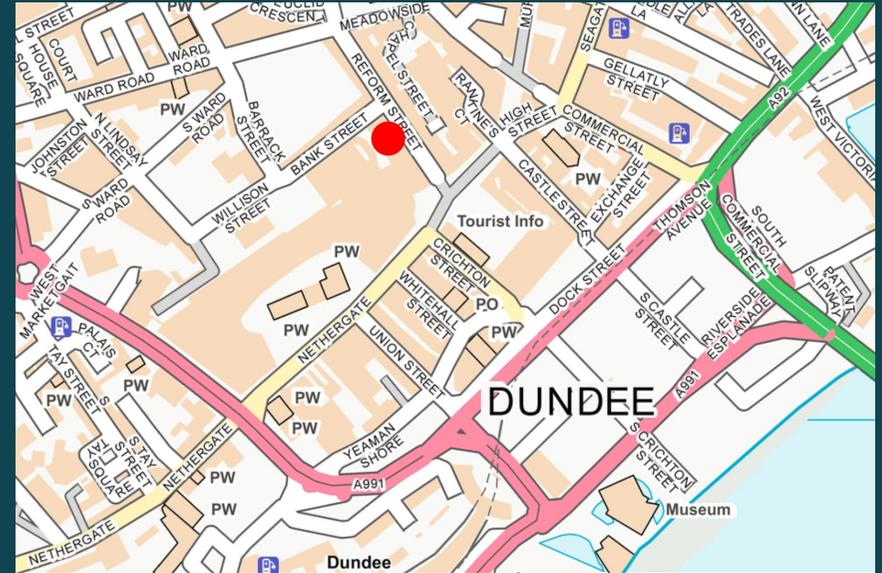
All prices quoted are exclusive of VAT.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

DM HALL

DM Hall Commercial
Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA

Sadik Chowdhury
Leigh Porteous

FifeTaysideAgency@dmhall.co.uk
01382 873 100

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RICS

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