



2 High Street, Dundee, DD1 1SX  
PRIME CITY CENTRE RETAIL UNIT FOR SALE

|                |                        |
|----------------|------------------------|
| Tenure         | For Sale               |
| Available Size | 684 sq ft / 63.55 sq m |
| Price          | £250,000 Offers over   |
| Rateable Value | £21,700                |
| EPC Rating     | Upon enquiry           |

### Key Points

- EXCELLENT FRONTAGE
- PRIME CITY CENTRE LOCATION
- CLOSE TO DUNDEE WATERFRONT
- HIGH PASSING FOOTFALL
- FULLY RENOVATED

# 2 High Street, Dundee, DD1 1SX

## Description

The subjects comprise the ground floor of a four storey Category B Listed building of sandstone and slate construction. They provide well presented city centre retail premises located within the popular and well established retailing area.

Currently occupied as a Gifts and Contemporary Arts shop which benefit from extensive frontage onto High Street.

The subjects benefit from an open plan sales area to the front with WC and storage to the rear. Natural light is provided by a large display windows. Freshly renovated with modern finish, ready for immediate use for variety of retail uses.

## Location

The subjects are situated in a prominent position in the corner of Castle Street and High Street and within a few minutes walk of Dundee Waterfront.

Neighbouring occupiers include Costa, Slaters Menswear, Greggs. The subjects also benefit from being in very close proximity to both the Overgate and Wellgate Shopping Centres.

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground - 63.6 sq.m. (684 sq.ft.)

## Price

Offers over £250,000 are invited for this property.

To ensure notification of a future closing date for offers please, note your interest in the property to the agent noted below by email.

## Business Rates

The premises are currently entered in the Valuation Roll as follows:-

Shop - £21,700

## Entry Timescale

Immediate entry is available on conclusion of the legal work.

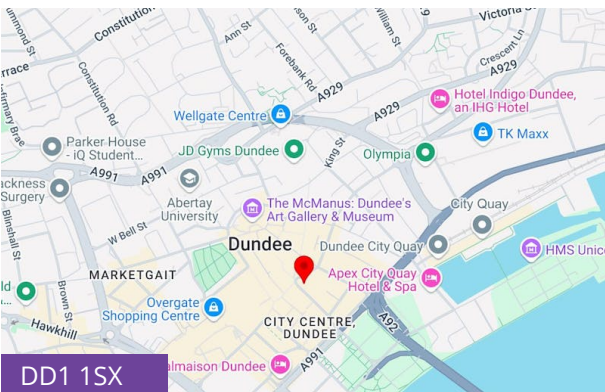
## VAT

No VAT will be chargeable on the purchase price.

## Energy Performance Certificate

Further Information is available from the selling agents.

## Further Information and Viewing



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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For further information about this property or to arrange a viewing please  
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