



**17 Whitehall Crescent, Dundee, DD1 4BB**  
**MODERNISED CITY CENTRE RETAIL / SALON PREMISES**

Tenure	To Let
Available Size	953 sq ft / 88.54 sq m
Rent	£13,000 per annum ex VAT
Rates Payable	£5,079.60 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£10,200
EPC Rating	Upon enquiry

### Key Points

- EXCELLENT LOCATION & PROMINENT CORNER POSITION
- HIGH FOOTFALL & PASSING TRADE
- AVAILABLE NOW
- ACCOMMODATION OVER TWO FLOOR LEVELS
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS

## Description

The premises provide high-quality modernised retail space over both ground and basement floors.

The ground floor comprises bright and spacious open plan accommodation most recently used as salon space.

An attractive modern timber and glazed staircase provides access to the lower ground floor. The accommodation on this floor comprises 2 private treatment rooms, waiting area with additional toilet and kitchen facilities.

A large storage cupboard and fire escape stair is located at the rear.

## Location

The subjects are located within the heart of the Dundee Waterfront, part of a £1 Billion upgrade to transform the City of Dundee into a world leading waterfront destination for visitors and businesses. The V&A Museum, Malmaison Hotel, Overgate Shopping Centre and Dundee Rail Station are located nearby the subject premises.

More precisely, the premises are located on the north side of Whitehall Crescent in between its junctions with Whitehall Street and Union Street.

## Accommodation

The internal accommodation has been measured in accordance with the RICS Code of Measuring Practice as follows:-

Ground Floor - 26.16 sq m (282 sq ft)

Basement - 58.06 sq m (625 sq ft)

TOTAL - 84.22 sq m (907 sq ft)

## Terms

The subjects are available to lease on tenants full repairing terms at a rental of £13,000 per annum.

## VAT

All prices, premiums and rents are quoted exclusive of VAT.

## Business Rates

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

Shop - NAV/RV - £10,200

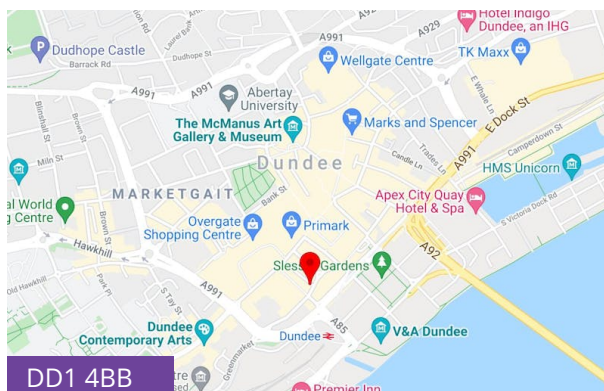
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## Viewing Arrangements

Please contact the sole letting agent, Westport Property Ltd.

## Entry

The premises are available now.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
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