



17-19 Crichton Street, Dundee, DD1 3AR  
 GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR OFFICE

Tenure	To Let
Available Size	1,907 sq ft / 177.17 sq m
Rent	£15,000 per annum No VAT applicable.
Rates Payable	£7,071.60 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£14,200
EPC Rating	Upon enquiry

**Key Points**

- PROMINENT POSITION
- GRADE B LISTED BUILDING
- FLEXIBLE TERMS
- ATTRACTIVE FRONTAGE
- ADDITIONAL BASEMENT STORAGE
- WITHIN DUNDEE CITY CENTRE

## Description

The subjects comprise retail premises arranged over the basement, ground and first floor levels of a four storey Grade B listed building of traditional stone construction, contained under a pitched and slated roof.

The property benefits from an excellent retail frontage to Crichton Street comprising a large full height single glazed display window with glazed entrance door.

Internally, the ground floor provides an open plan retail area with separate office / store to the rear. The basement and first floor are accessed via an internal staircase and provide additional offices, staff, storage, and male and female toilets.

## Location

The subjects are prominently located on the west side of Crichton Street between its junctions with High Street and Whitehall Crescent within Dundee City Centre.

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

Dundee is Scotland's fourth largest city, with an estimated population in the region of 145,000 and a catchment population of approximately 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with the larger centres of Aberdeen, Edinburgh and Glasgow all within a 90 minute drive time.

## Accommodation

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

Ground Floor - 42.54 sq m (458 sq ft)  
First Floor - 65.08 sq m (701 sq ft)  
Basement - 50.17 sq m (540 sq ft)

TOTAL - 157.79 sq m (1,699 sq ft)

## Terms

The premises are available on tenant's full repairing and insuring terms for a term to be negotiated at a rental of £15,000 per annum.

## Business Rates

Rates Payable: £4,780.80 per annum (based upon Rateable Value: £14,200 and UBR: 49.8p)

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

## Viewing Arrangements

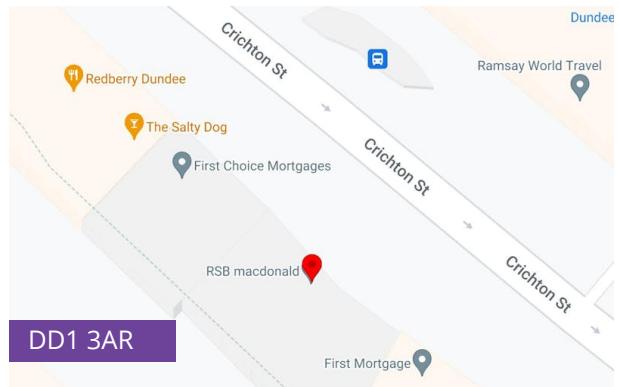
Please contact the sole marketing agents, Westport Property, to arrange a viewing.

## VAT

No VAT applicable.

## Entry

Immediately following successful conclusion of legal.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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