



TO LET/MAY SELL

RETAIL PREMISES

96 Commercial Street, Dundee, DD1 2AJ

City centre retail premises

Excellent retail frontage

Extensive accommodation over 3 Floors – 345.6 sq. m (3,720 sq. ft)

Main retail 114.27 sq. m (1,230 sq. ft)

Mezzanine retail 92 sq. m (990 sq. ft)

Potentially capable of sub-division

Offer in the region of £30,000 per annum exclusive invited

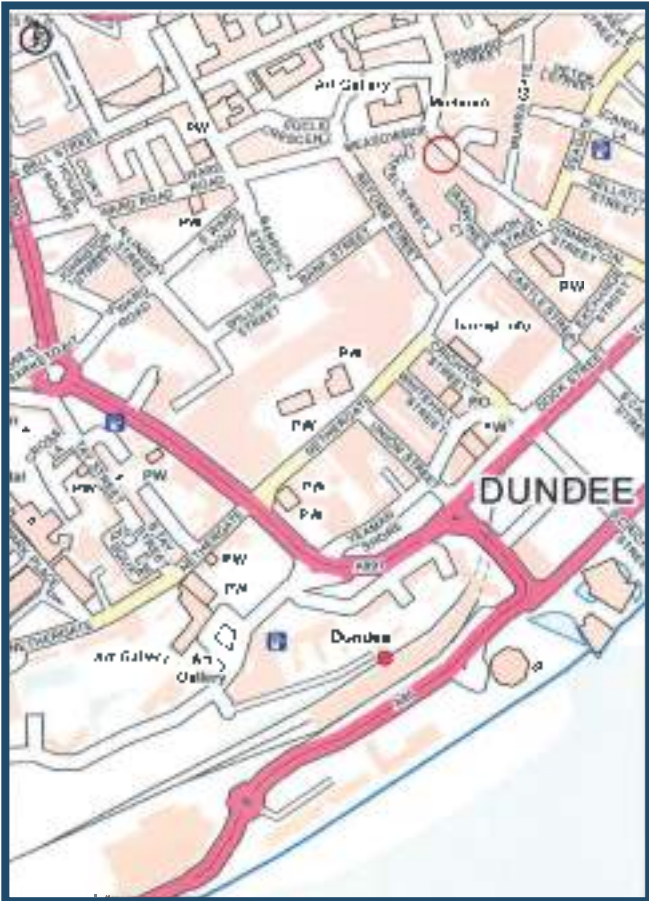
LOCATION:

The city of Dundee, with a population in the order of 150,000 is situated on the north bank of the Firth of Tay, lying approximately 25 miles east from Perth. The city benefits from a main line railway station, sitting on the East Coast line, with a further rail link to Perth and to the Central Scotland area. The city also benefits from excellent road transport links to Aberdeen and the north, with the Tay Road Bridge to the south to Fife; access to the Central Scotland motorway network is via the M90 and M9.

Dundee remains the main administrative and commercial centre for the Tayside area which has been through a period of urban regeneration in recent years. A number of redevelopment projects have been completed while in addition there are various current development and re-development schemes on-going within City Quay, and significant regeneration in the Blackness area of the city.

The Dundee Waterfront Project is also well under way with major infrastructure improvements now complete with the V & A Museum and Visitor Centre having recently opened. In addition the nearby and fully refurbished Malmaison Hotel opened around four years ago and a further hotel now forms part of the major redevelopment of Dundee Railway Station. This significant investment in this part of the city will undoubtedly increase economic activity and it is anticipated that these projects will reinvigorate the city and reconnect the city centre to the Waterfront area.

Located off the west side of Commercial Street to the north of its junction with High Street with a mix of surrounding retailers, restaurants and licensed premises at street level with offices and flats above.



DESCRIPTION:

Retail premises contained over the ground, mezzanine and basement floors of a four storey and attic traditional stone building under a pitched and slated roof.

The property benefits from an excellent retail frontage to Commercial Street with full height display windows.

Internally the ground and mezzanine floors provide generally open plan retailing space with extensive storage at basement level.

ACCOMMODATION:

We have calculated that the subjects extend to the following gross internal areas:

Ground Floor: 114.27 sq. m (1,230 sq. ft)
Main Retail Shop, Offices Toilet and Boiler Room.

Mezzanine Floor: 92 sq. m (990 sq. ft)
Sales Area, Office, Staff/Kitchen and Toilet.

Basement: 139.35 sq. m (1,500 sq. ft)
5 Store Compartments.

ASSESSMENT:

We have consulted the Tayside Assessor's website (www.saa.gov.uk) and note that the premises are entered into the current Valuation Roll as follows:

Rateable Value: £29,200

The Unified Business Rate for the financial year 2019/2020 is 49.0 pence.

Under existing legislation a new occupier has the right to appeal against this assessment.

RENTAL OFFERS:

Offers in the region of £30,000 per annum exclusive are invited.

LEASE TERMS:

The subjects are offered on normal full repairing and insuring terms for a period to be negotiated with this incorporating Rent Reviews at appropriate intervals.

PRICE:

Offers in the region of £300,000 are invited.

EPC:

A copy of the EPC can be made available on request.

VAT:

All prices quoted are exclusive of any VAT which may be chargeable.

ENTRY:

By agreement.

VIEWINGS:

Strictly by appointment through the sole Marketing Agents.

DATE OF PUBLICATION:

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REFERENCE:

JGH/SM/ESA2051

CONTACT

Email: jim.honeyman@dmhall.co.uk
or sara.miller@dmhall.co.uk

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