

## OFFICE/RETAIL PREMISES

- > WELL APPOINTED REFURBISHED PROPERTY
- > PROMINENT LOCATION ON BUSY CITY CENTRE THROUGHFARE
- > ARRANGED OVER GROUND AND BASEMENT FLOORS
- > CLOSE PROXIMITY TO OVERGATE SHOPPING CENTRE / TRAIN STATION / V&A MUSEUM
- > BUS STOPS / TAXI RANK CLOSEBY
- > ON STREET PARKING
- > NIA: 306.63 SQ.M (3,300 SQ. FT.)
- > ASKING RENT: OFFERS OVER £30,000 PER ANNUM

**DIGBY BROWN** SOLICITORS

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**TO LET**

**16-18 WHITEHALL STREET, DUNDEE, DD1 4AF**

**CONTACT:** Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) – 07880 502651 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
John Pirie – [john.pirie@shepherd.co.uk](mailto:john.pirie@shepherd.co.uk) – 07825 156213



**LOCATION**

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 Kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland’s fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The property is located on Whitehall Street close to its junctions with Nethergate and High Street fronting a busy bus and pedestrian throughfare, near the Central Waterfront Area and Dundee Rail Station.

Surrounding occupiers include national, regional and local occupiers such as WH Smith/Post Office, Tiso, Cash Converters and Tayside Solicitors Property Centre.

**DESCRIPTION**

The subjects are planned over ground and basement floors within a traditional stone and slate town centre building.

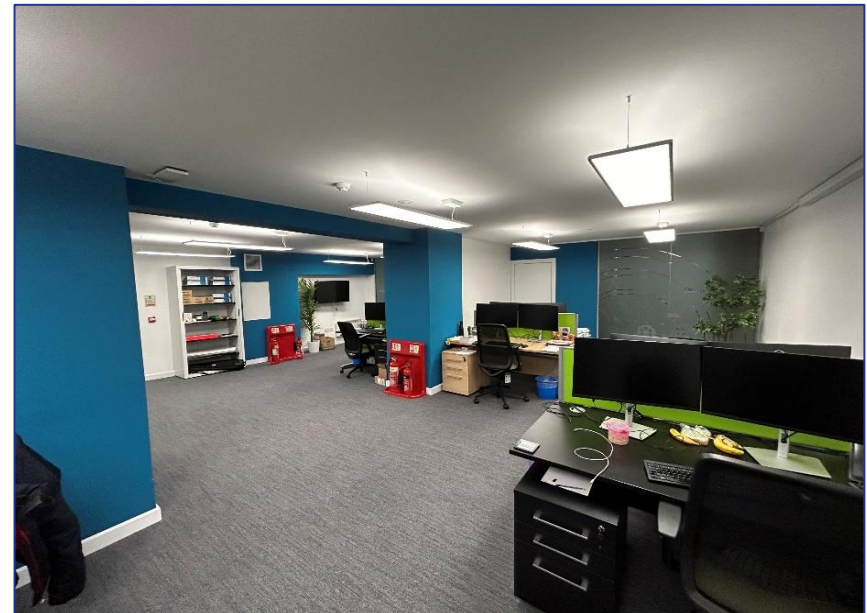
The property is accessed to the front elevation via a traditional frontage and recessed pedestrian door leading into a well-appointed reception area. The interior, which has been fully upgraded, comprises office and kitchen space over the ground floor with office, storage, break out, and W.C. facilities at basement level.

**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Substantial Office Space, Kitchen	156.92	1,689
Basement Floor – Storage, Staff Area, Toilet Facilities	149.71	1,611
<b>TOTAL</b>	<b>306.63</b>	<b>3,300</b>







### EPC

Coming soon.

### RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £42,500 (under appeal)

The unified business rate for 2023/2024 is 49.8p.

### LEASE TERMS

The property is available to lease on a traditional full repairing and insuring terms.

Rental offers in excess of £30,000 per annum will be considered.

### VAT

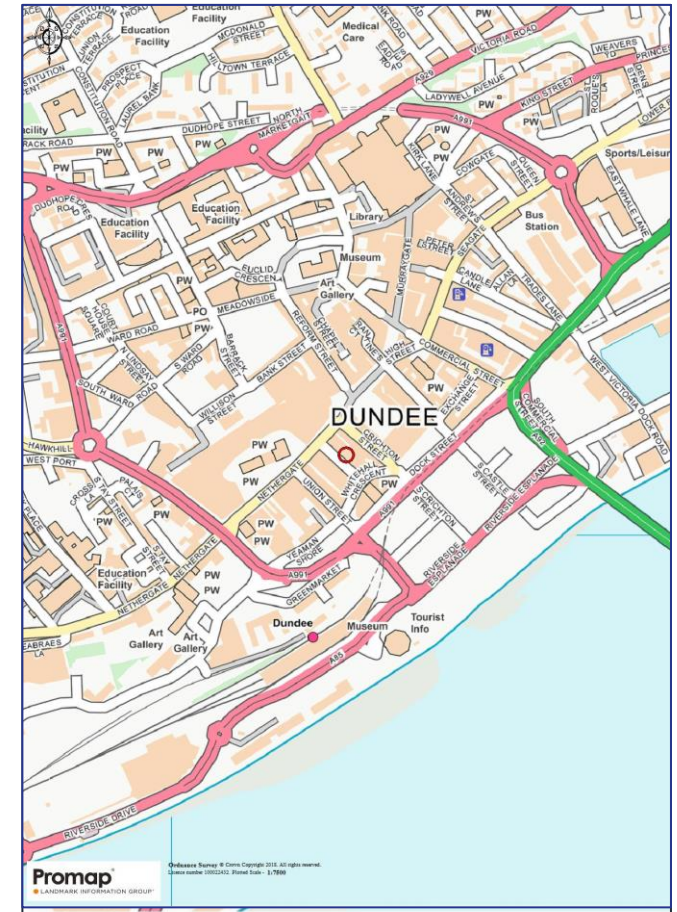
Prices quoted are exclusive of VAT if applicable.

### LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

### MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017, came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA – 01382 878005  
Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk) John Pirie – [john.pirie@shepherd.co.uk](mailto:john.pirie@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

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