



23 EXCHANGE STREET, DUNDEE, DD1 3DJ

- ATTRACTIVE GROUND FLOOR RETAIL UNIT
- AMPLE ON STREET CAR PARKING
- SUITABLE FOR A VARIETY OF USES —
subject to consents
- EXTENDS TO 57.62 SQ.M / 620 SQ.FT
- MAY QUALIFY FOR 100% RATES RELIEF



LOCATION

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.

The subjects are located on the south side of Exchange Street, close to its junction with Commercial Street within the heart of Dundee city centre. The property is in close proximity to numerous local and national occupiers. Public car parking and transport routes are located within the immediate vicinity.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a ground floor retail unit benefitting from frontage onto Exchange Street. The property is contained within a four-storey building.

Internally the subjects provide open plan retail accommodation with rear staff facilities and WC. The premises may suit a variety of uses, subject to consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	56.23	605

TERMS

The subjects are available To Let. The subjects are available on standard commercial terms for a term to be agreed. Rental offers in the region of £15,000pa will be considered.

EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £7,500.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

The unified business rate for the year 2022/23 is 49.8p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
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01382 200064



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: September 2022