

## Retail Unit/Class 3 Restaurant



### 33 Castle Street, Dundee, DD1 3AD

- Quality Operator sought for a newly refurbished retail unit in the heart of Dundee's new Water-front Development.
- Prominent location close to the V&A and Train Station and one of the thoroughfares to Dun-dee's main shopping district.
- The property benefits from Class 3 use as a Restaurant and excellent double frontage

#### Viewing and Further Information

By arrangement with letting agents:

Dundee City Council  
Dundee House  
50 North Street  
Dundee  
DD1 1LS

Tel: 01382 434116

Email: [leasingenquiries@dundee.gov.uk](mailto:leasingenquiries@dundee.gov.uk)



## 33 Castle Street, Dundee

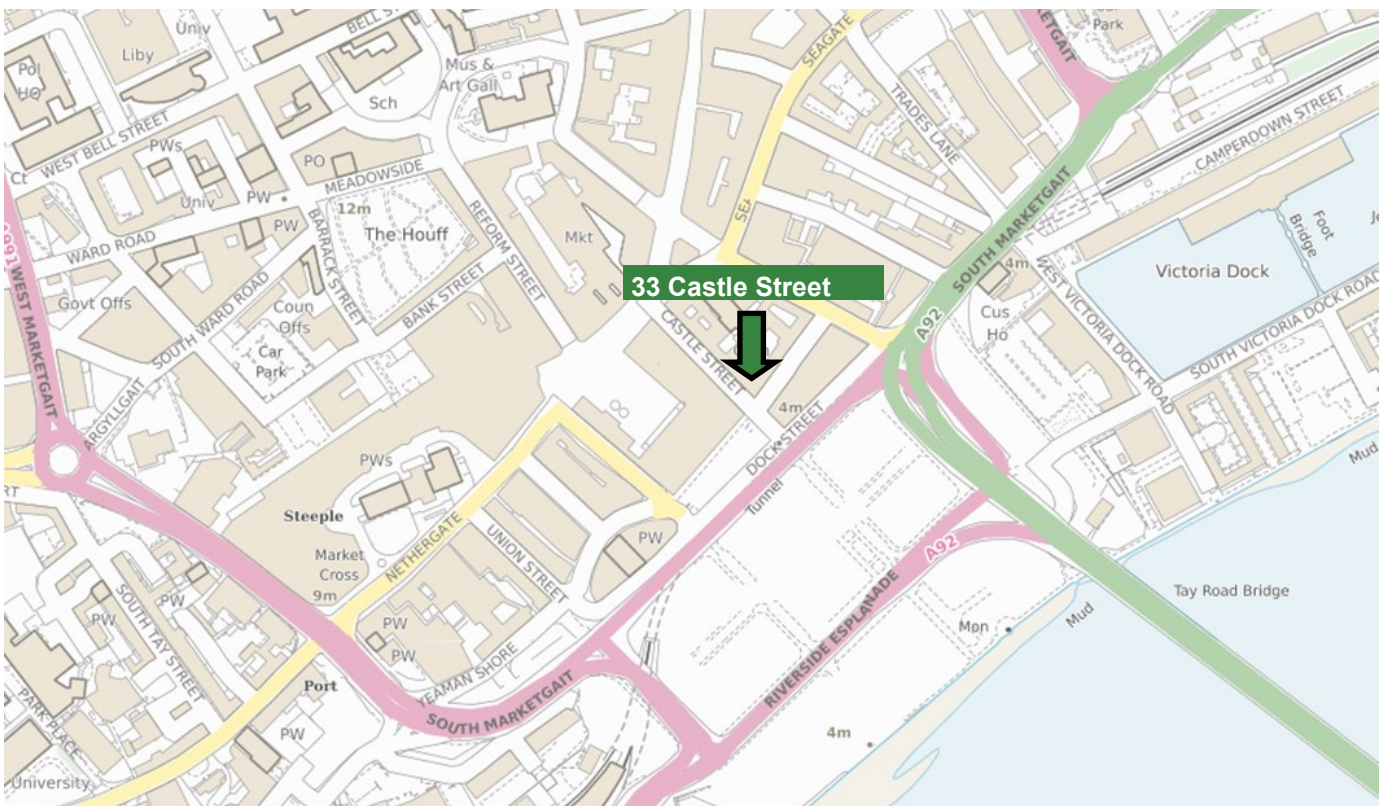
### Location

Dundee is the regional administration and shopping centre for Tayside, with a population in excess of 148,000 living within Dundee City and a catchment population of over 325,000 living within a 30 minute drive time.

### Description

The Central Waterfront is the focal point for redevelopment in Dundee which has involved the demolition of bridge ramps, roads and buildings, which previously separated the City Centre from the Waterfront. A new grid iron street pattern has been created, to reconnect the city with the waterfront to produce a stunning space dominated by the award-winning V&A Museum of Design Dundee, the only design museum outside of London. The city was also announced as the only UK UNESCO City of Design in 2014.

The subjects are situated to the south of Castle Street, nearby the junction to Exchange Street and perpendicular to the back of the Caird Hall. Castle Street is a busy street and serves as one of the main thoroughfares from the Waterfront to Dundee's primary shopping district.



### NOTES

1. Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed 2. Interested parties should satisfy themselves as to all details 3. These particulars are prepared for guidance only and form no part of a binding contract 4. Dundee City Council shall not be liable, in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.



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### Description

The unit has been fitted to shell condition to form a retail unit ready for restaurant or shop fit out.

Internally the property extends over ground and basement floors, comprising of an open plan retail area and DDA-compliant WC facility to the rear on the ground floor. The basement provides additional storage space.

Externally the unit has a modern style glazed frontage providing good natural light within.

The property has been measured as follows:

Net Internal Area (Ground Floor): 70.37m<sup>2</sup> (757.64ft<sup>2</sup>)

Net Internal Area (Basement): 85.52m<sup>2</sup> (920.54ft<sup>2</sup>)

Total 155.91m<sup>2</sup> (1678.78ft<sup>2</sup>)

### RENT:

Offers in excess of £20,000 per annum are invited

### RATEABLE VALUE

Yet to be determined

### NET INTERNAL AREA

155.91m<sup>2</sup> (1678.78ft<sup>2</sup>)

### TERMS

Available on full repairing and insuring terms for a negotiable period, subject to 3 yearly rent reviews

### Use and Planning

The subjects fall within use Class 3 (retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The premises are understood to be suitable for use as a café, restaurant or hot food takeaway. However applicants are advised to confirm this with planning directly. Other uses falling within Class 1 may be considered.

### Lease Terms

The subjects are available on a new Full Repairing and Insuring lease subject to 3 yearly upwards only rent reviews

### Rates

The rateable value is yet to be determined. Interested parties should contact Dundee City Council Non-Domestic Rates on 01382 431203 or revenues.division@dundee.gov.uk to confirm the rates payable and whether they qualify for reduction.

### Services

No warranty is given with regard to the provision or working of any services, and any prospective lessee should therefore satisfy themselves as to the current condition

### Tenure

Leasehold

### Energy Performance

A copy of the EPC certificate is available on request.



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