WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Retail
TO LET



10 Whitehall Crescent, Dundee, DD1 4AU

MODERN CITY CENTRE RETAIL / OFFICE UNIT

Tenure	To Let
Available Size	2,179 sq ft / 202.44 sq m
Rent	£18,000 per annum No VAT
Rates Payable	£8,117.40 per annum Qualifying occupiers may benefit from an 18.50% discount under the Small Business Bonus Scheme.
Rateable Value	£16,300
EPC Rating	Upon enquiry

Key Points

- EXCELLENT CITY CENTRE LOCATION
- 18.50% DISCOUNT ON BUSINESS RATES FOR QUALIYFING OCCUPIERS
- USE CLASS 1A (SHOPS, FINANCIAL, PROFESSIONAL & OTHER SERVICES)
- HIGH FOOTFALL & PASSING TRADE
- IMMEDIATE ENTRY AVAILABLE

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Description

The subjects comprise the ground floor of a substantial, four storey and attic Category B Listed building of sandstone and slate construction. They provide well presented city centre commercial premises located close to the popular Waterfront area.

Internally, the accommodation is arranged to provide bright and spacious ground floor retail / office space with separate kitchen and staff WC situated to the rear. There is additional office space at mezzanine floor level and storage within the basement.

The premises are finished to an excellent, modern standard and benefit from quality laminate wood flooring, a mix of fluorescent and CAT 5 lighting and wall mounted electric heaters.

The premises benefit from a prominent large glazed frontage and separate pedestrian door.

Location

The premises are located on the south side of Whitehall Crescent in between its junctions with Whitehall Street and Crichton Street.

The subjects occupy a prime position within the heart of the Dundee vibrant Waterfront area just a short walk from the Overgate Shopping Centre, the principal shopping centre in Dundee. The location benefits from excellent proximity to many of Dundee's key attractions including The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project, which are all within 5 minutes walk.

Terms

The premises are available on tenant's full repairing and insuring terms for a term to be negotiated at a rental of £18,000 per annum.

Accommodation

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

Ground Floor - 55.34 sq m (596 sq ft)
Mezzanine - 28.90 sq m (311 sq ft)
Basement - 118.20 sq m (1,272 sq ft)
TOTAL - 202.44 SQ M (2,179 SQ FT)

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

Shop - NAV/RV - £16,300

Qualifying occupiers may benefit from 18.50% rates relief under the Small Business Bonus Scheme (i.e. approx. £6,389.84 payable)

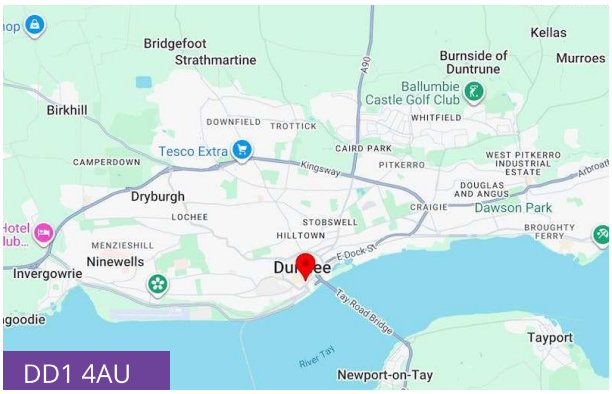
VAT

No VAT payable.

Entry







Viewing & Further Information



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Immediate entry is available.

Energy Performance Certificate

Available on request.

Use

The premises currently benefit from a Class 1A (Shops, Financial, Professional & Other Services). Other uses may be considered subject to the appropriate consent being obtained.

Viewings

Please contact the marketing agent, Westport Property, on 01382 225 517.