

TO LET

RETAIL UNIT

WELL LOCATED CITY CENTRE
PREMISES

FRONTING MAIN PEDESTRIAN
THOROUGHFARE BETWEEN
OVERGATE CENTRE AND V&A /
RAILWAY STATION

NIA – 884 SQFT (82.14 SQM)

LEASE AVAILABLE VIA
ASSIGNATION / SUB LEASE

QUALIFIES FOR 50% SMALL
BUSINESS BONUS RATES RELIEF
SCHEME

**ASKING RENT OF
£12,000 PER ANNUM**



VIDEO TOUR



WHAT 3 WORDS



30 UNION STREET, DUNDEE, DD1 4BE

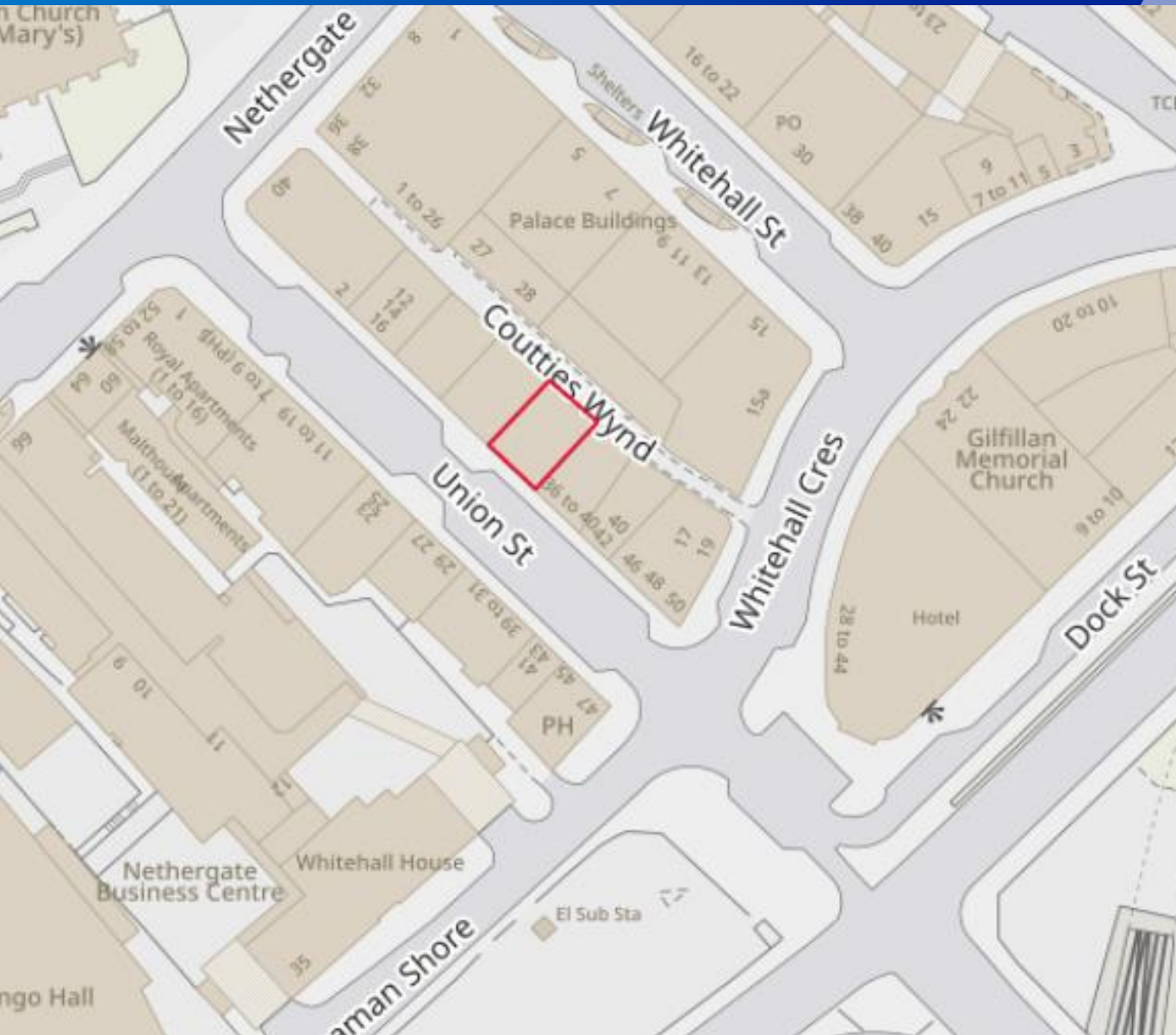
CONTACT: Scott Robertson s.robertson@shepherd.co.uk | 01382 878005 | shepherd.co.uk
Gerry McCluskey g.mccluskey@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

30 UNION STREET, DUNDEE, DD1 4BE



Location

Dundee, Scotland's fourth largest City with a resident population of circa 150,000 persons (National Records of Scotland) 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).

The city benefits from excellent transport links, with daily flights to London (City Airport) and Belfast (from 2020) and rail services into London (Kings Cross). The ongoing Dundee Waterfront £1 Billion re-development has attracted major investment into the city with the opening of the V & A Museum in September 2018, significantly contributing to Dundee's growth as a major business and tourism centre.

Union Street is a busy secondary retail location situated just south of Overgate Shopping Centre and forms the principle pedestrian link between the City Centre and the central waterfront redevelopment area where the V & A Museum and the City's railway station are located. Surrounding properties comprise a mix of national, regional and local retailers and service providers.

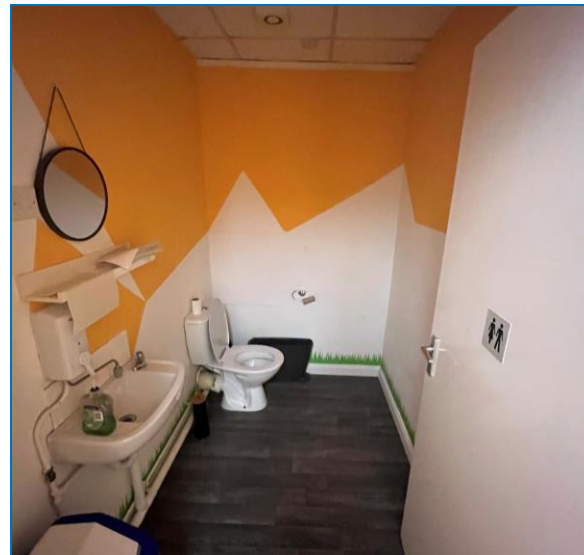


FIND ON GOOGLE MAPS



Description

30 UNION STREET, DUNDEE, DD1 4BE



DESCRIPTION

The subjects comprise a ground floor and basement retail unit forming part of a typical City Centre tenement. The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate. The floors are of timber and solid construction

The property has a modern retail shop front with side entrance providing pavement level access to an open retail area with staff accommodation at the rear.

There is a concrete stair down to good basement storage

ACCOMMODATION

	M ²	ft ²
Ground	41.61	448
Basement	40.53	436
TOTAL	82.14	884

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



PROPOSAL

The subjects are currently held under a Full Repairing and Insuring Lease with a passing rent of £12,000 per annum until 7th March 2026.

The current Lease could be assigned, or a new Lease may be prepared.

Our clients are seeking to arrange disposal of their lease obligations via assignation or sub-lease. Please call for further details.

RATEABLE VALUE

The subjects are currently in the Valuation Roll for local rating purposes as follows:

Rateable Value - £14,000

The unified business rate for the financial year 2025/2026 is 49.8p

The subjects qualify for 50% rates relief under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the subject is E

VAT

Vat is not currently charged

LEGAL COSTS

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

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk



Gerry McCluskey

g.mccluskey@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on 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.

shepherd.co.uk