DM HALL

For Sale

Corner Retail Unit Arranged over Ground, First and Basement Floors



1 - 3 Meadowside,
Dundee
DD1 1LW

289.95 sq m
(3,121 sq ft)

- Prominent Corner Retail Unit
- Arranged Over Ground, First and Basement Floors
- Total approximate NIA 289.97 sq m (3,121 sq ft)
- Ground Floor extending to approximately 162.3 sq.m (1747 sq.ft)
- Return Frontage to Meadowside and Reform Street
- Well located within Dundee City Centre
- Adaptable to Suit a range of occupiers

DESCRIPTION

The property comprises a substantial retail unit arranged over ground, first and basement floors of a larger, corner building. It is of traditional stone construction under a pitched roof clad in slate.

The premises are accessed from Meadowside through a timber storm door to timber/glazed entrance door and benefit from timber/glazed windows to both Meadowside and Reform Street.

The ground floor provides the main retailing area with an open plan sales/counter area to front, changing rooms and additional storage areas to the rear.

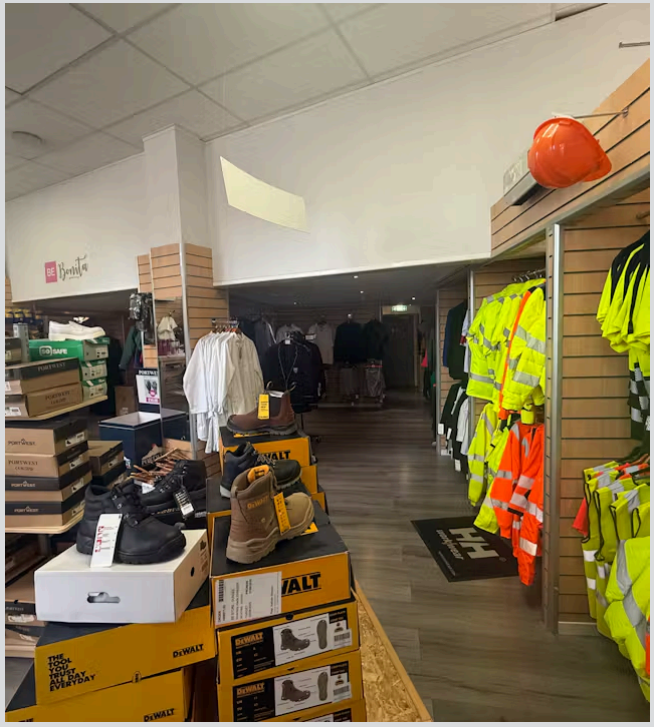
An internal stair provides access to the basement level with additional storage areas, smaller store rooms and a historic bank vault. The stair also leads to first floor where staff WC facilities, a kitchen and small office are located.

The premises could be adapted to suit a range of uses subject to obtaining the necessary consents.









LOCATION

The property is located within the City of Dundee with a population in excess of 150,000 is situated on the north bank of the Firth of Tay lying approximately 25 miles east from Perth. The city benefits from a mainline railway station sitting on the East Coast line, with a further rail link to Perth and to the Central Scotland area. The city also benefits from excellent road transport links with Aberdeen to the north, with the Tay Road Bridge to the south to Fife; access to the Central Scotland motorway network is via the M90 and M9.

Dundee remains the main administrative and commercial centre for the Tayside area which has been through a period of urban regeneration in recent years. A number of redevelopment projects have been completed while in addition there are various current development and redevelopment schemes on-going within City Quay.

The subjects are located on the western side of Meadowside, occupying a prominent corner position on its junction with Reform Street and Courier Place.

Reform Street is a busy secondary retailing area and thoroughfare through the City Centre. The surrounding area is characterised by mostly licenced, retail and other commercial properties with some residential elements and is of a typical city centre character. Other commercial occupiers within the vicinity include The Counting House, Coffee & Co, German Doner Kebab and Blend Coffee Lounge.

FLOOR AREA

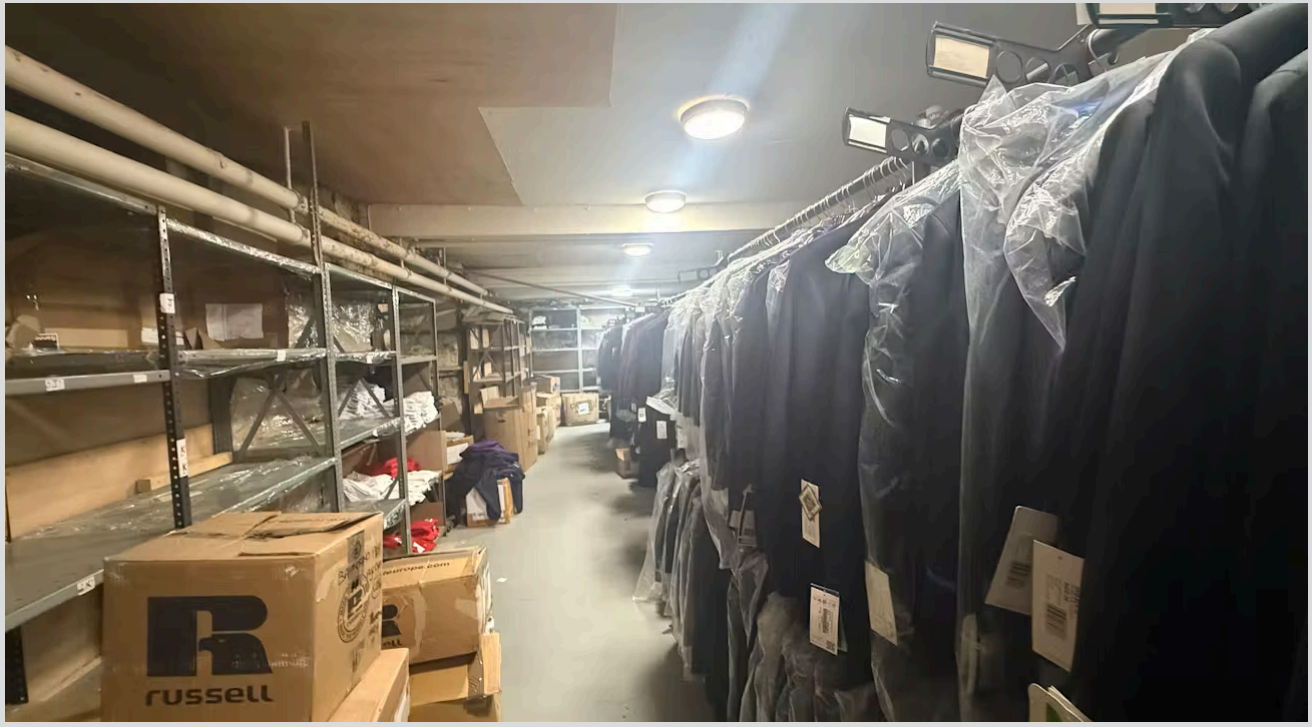
The accommodation comprises the following areas:

Floor/Unit	Description	Size
Basement	Storage	1,139 sq ft
Ground	Retail	1,747 sq ft
1st	Staff/Ancillary	235 sq ft
Unit	TOTAL	3,121 sq ft

TERMS

Offers in the region of £270,000 are invited for the benefit of our clients interest.





EPC
B (28)

LEGAL COSTS
Each party to bear their own costs

VAT
To be confirmed

PRICE
Offers in the region of £275,000

NON-DOMESTIC RATES
Rateable Value: £22,400

VIEWING & FURTHER INFORMATION
Viewings can be requested through the sole selling agents.

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DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

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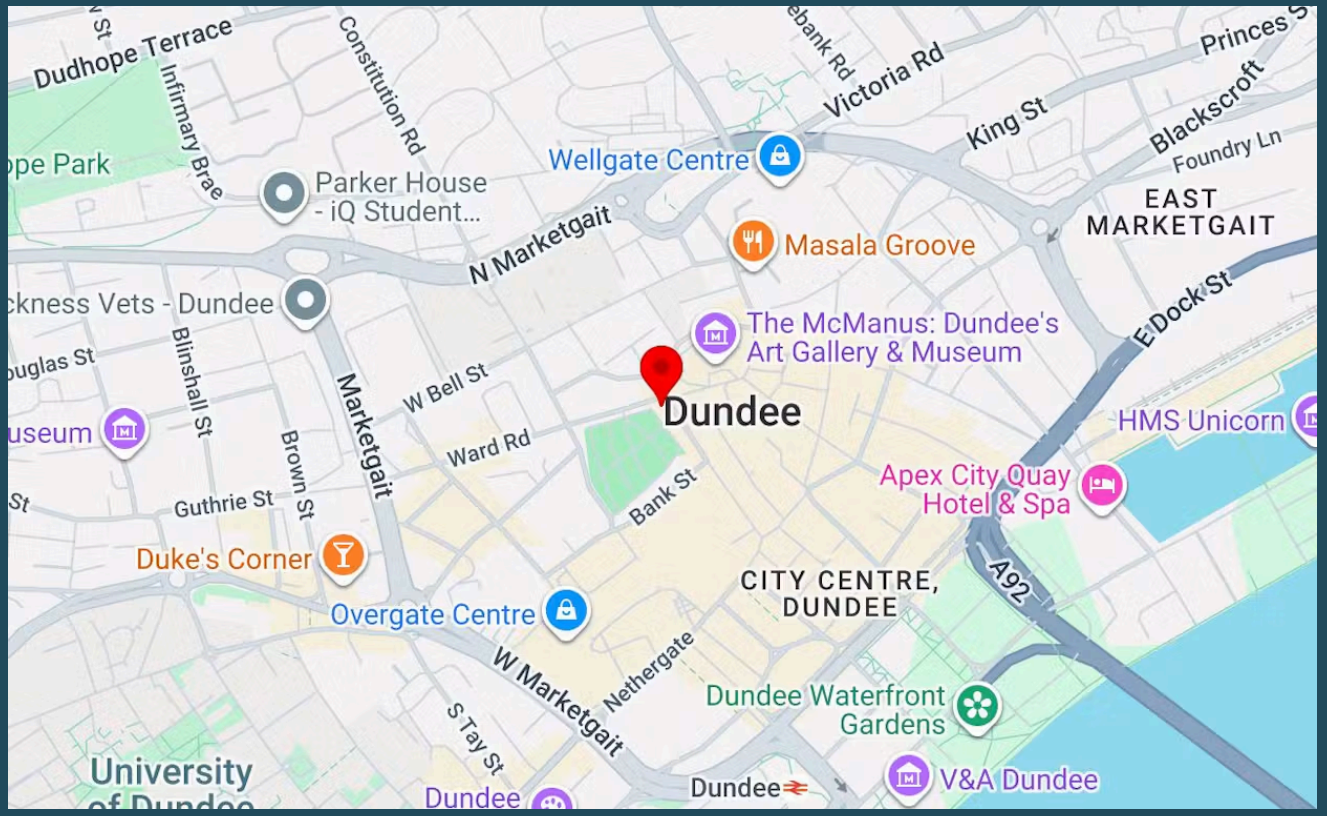

Make an enquiry

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PROPERTY REF: ESA3979

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