TO LET

OFFICE / RETAIL PREMISES

PROMINENT CITY CENTRE LOCATION

SUITABLE FOR A VARIETY OF USES SUBJECT TO CONSENT

THE BUILDING HAS BEEN RECENTLY SUBSTANTIALLY UPGRADED EXTERNALLY

CLOSE TO MCMANUS GALLERY AND MUSEUM

NIA: 163.4 SQ.M (1,759 SQ.FT)

ASKING RENT : OFFERS OVER £18,000 PER ANNUM

VIDEO TOUR

WHAT 3 WORDS

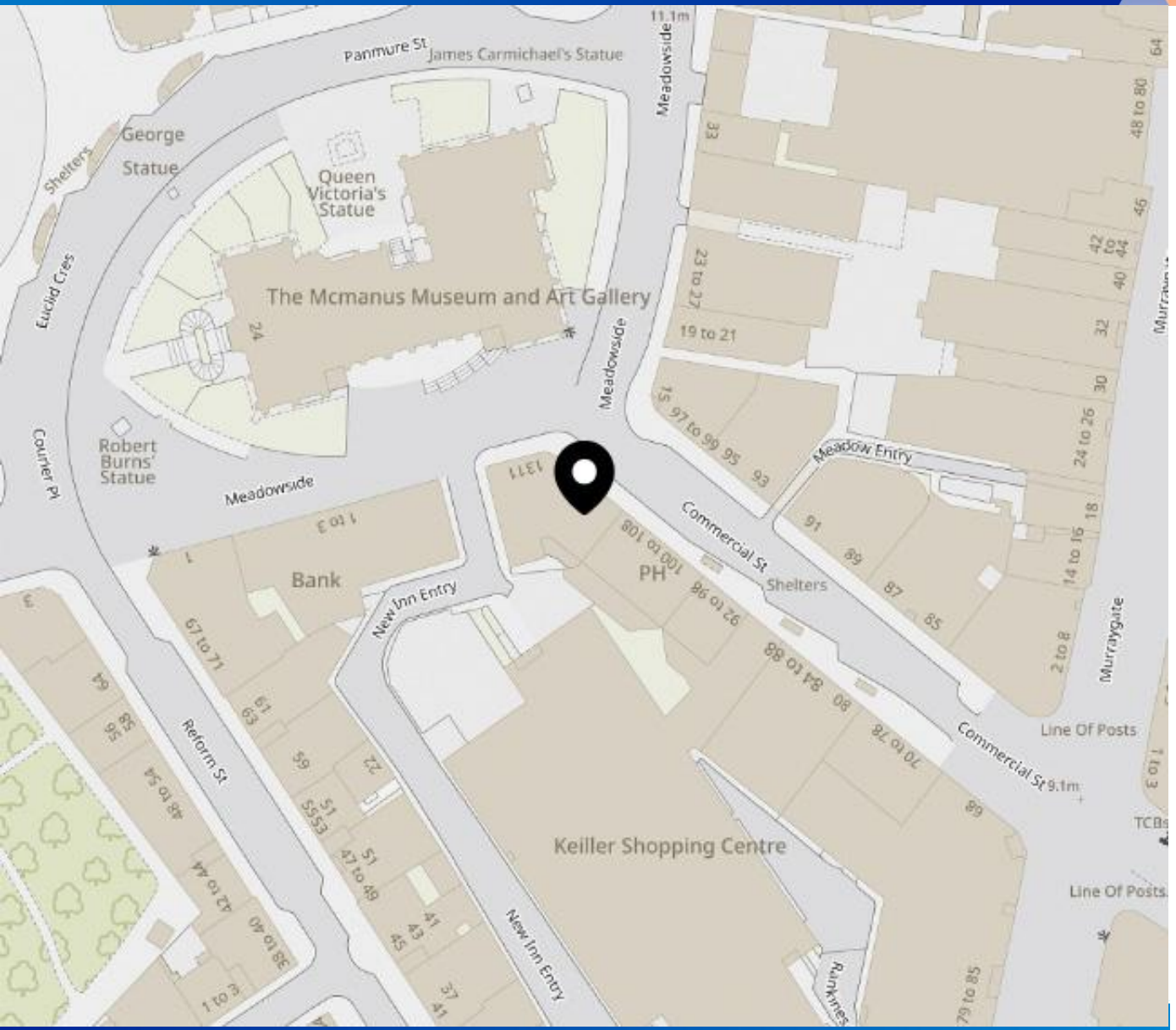


110 COMMERCIAL STREET, DUNDEE, DD1 2AJ

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Location



FIND ON GOOGLE MAPS

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (source: Dundee City Council).

Dundee is Scotland's fourth largest city and is the regional centre for employment services and retailing within Tayside.

The city has its own airport and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

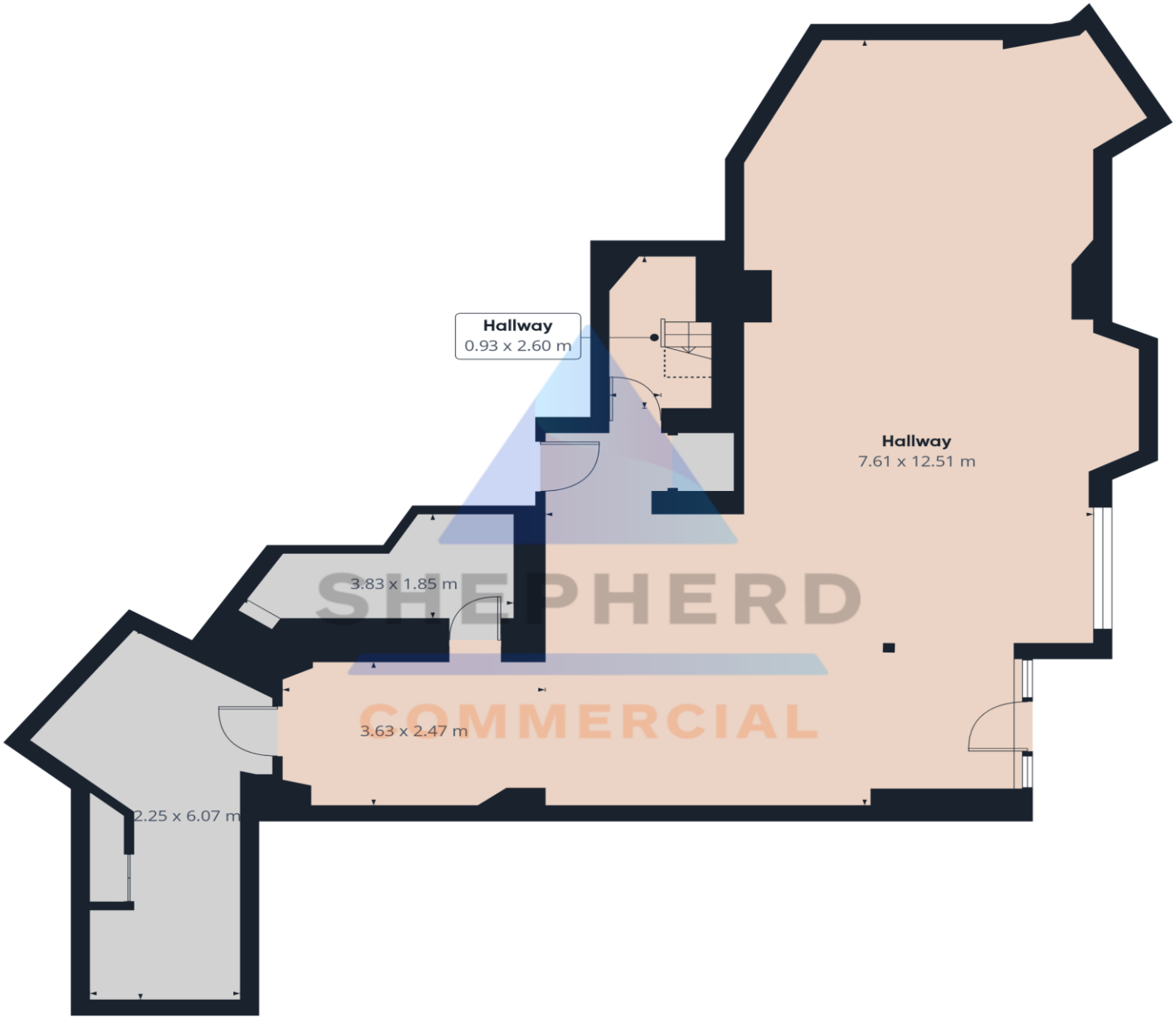
The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A Museum has helped establish Dundee as a major regional centre.

The building of which the subjects form a part is located on Commercial Street at the corner junction with Albert Square and forms part of the Central Business District.

The property is in close proximity to the McManus Art Gallery and Museum.

Ground Floor Plan

110 COMMERCIAL STREET, DUNDEE, DD1 2AJ

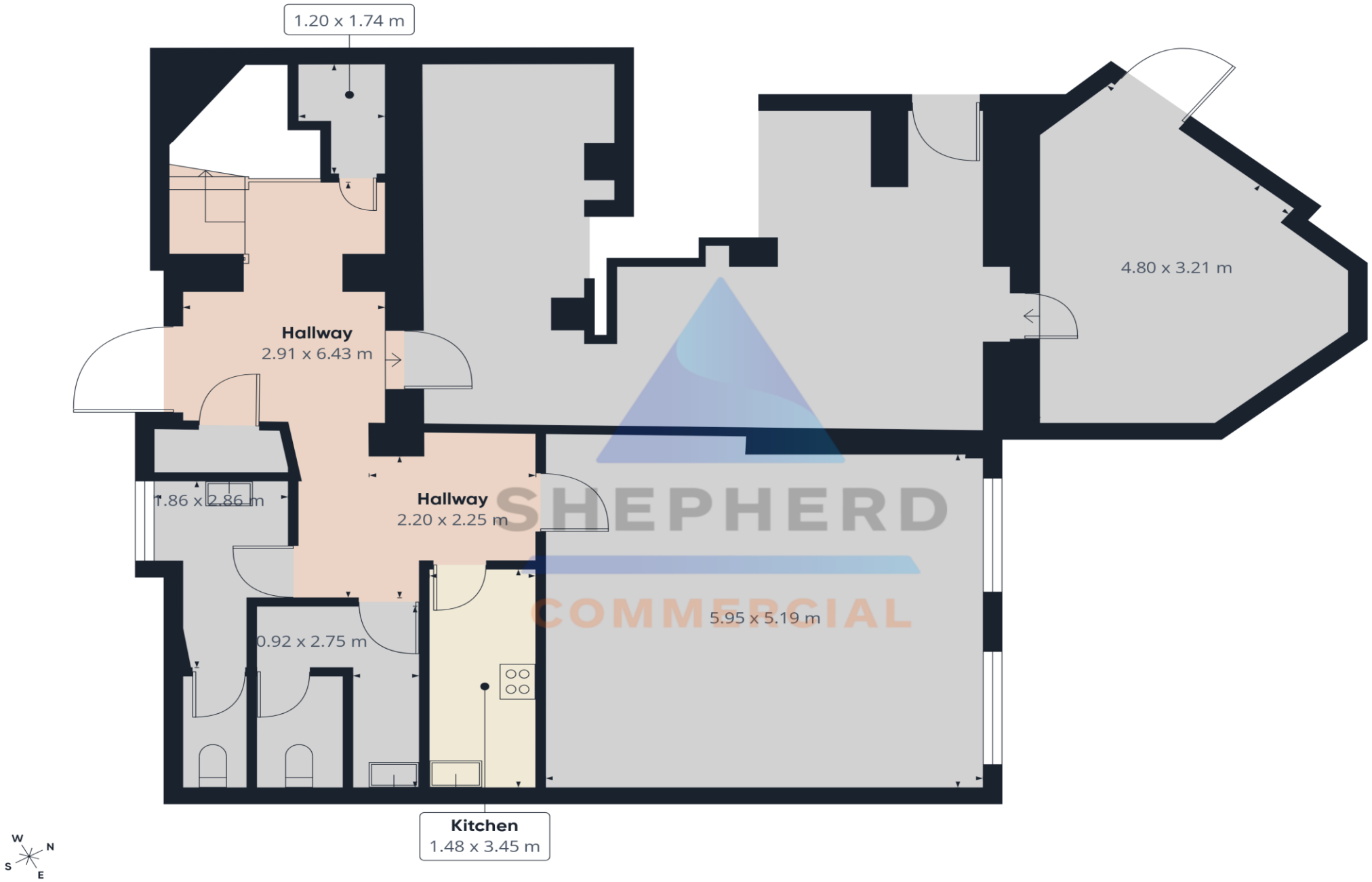


Floor 1

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Basement Floor Plan

110 COMMERCIAL STREET, DUNDEE, DD1 2AJ



Floor 0

The Detail

DESCRIPTION

The subjects comprise a ground floor and basement office / retail unit forming part of a traditional 4 ½ storey and basement stone and slate property.

Recently the building has been substantially upgraded externally.

The internal space provides flexible modern office / retail space, benefitting from good window frontage to Commercial Street, with staff toilet and kitchen facilities in the basement.

ACCOMMODATION

	Sq M	Sq Ft
Ground – Office / Retail	105.47	1,135
Basement – Boardroom, Storage, Kitchen, WC's	57.93	624
TOTAL	**163.4**	**1,759**

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).

CAR PARKING

Multi storey / public car parking is available in the nearby Wellgate Centre, Overgate Centre, Gellately Street, Bell Street Hub and at other city centre locations nearby.

LEASE TERMS

The property is available to lease on flexible, traditional full repairing and insuring terms.

Rental offers over £18,000 per annum are invited.

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £17,000

The unified business rate for 2026/2027 is 48.1p

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Get in Touch

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

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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.

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