FOR SALE / MAY LET

PROMINENT RETAIL UNIT

Substantial retail property fronting busy shopping street with on street loading facility

Connected to terraced building fronting Crichton Street providing additional accommodation

Bus pick up/drop off facilities opposite

Off street parking within short walking distance

Close to Overgate Shopping Centre, Railway Station and Central Waterfront

GROUND FLOOR – 1,668 SQ. FT.

FOR SALE – OFFERS OVER £275,000

Development Potential

22-24 WHITEHALL STREET, DUNDEE, DD1 4AF

CONTACT: Gerry McCluskey – g.mccluskey@shepherd.co.uk | 01382 878005 **shepherd.co.uk**
Jamie Hutcheon – jamie.hutcheon@shepherd.co.uk
Anna Hansen – ahansen@orinsen.com | 07717 411668 **orinsen.com**

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Location

22-24 WHITEHALL STREET, DUNDEE, DD1 4AF

Dundee 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) 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 with daily flights to London (London Heathrow) 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 subject property occupies a prominent central location on Whitehall Street, close to the entrance of the Overgate Centre and the City Centre. Nearby occupiers include Nando's, CeX, Wagamama, Duncan & Todd Opticians and Primark.

Location Plan

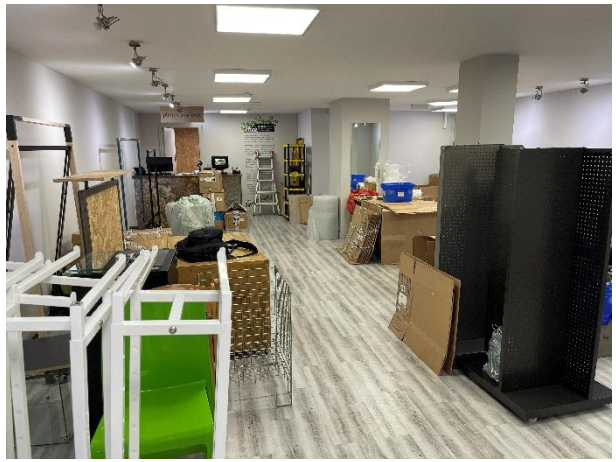
FIND ON GOOGLE MAPS

Description

Ground Floor Sales

Ground Floor Sales

Basement Sales



Mezzanine Sales

The subjects comprise a retail unit planned over ground, basement, mezzanine and first floor levels forming part of two connected town centre tenement buildings.

The majority of the accommodation forms part of a building known as 16/24 Whitehall Street, a substantial stone and slate terraced tenement with a mansard style slate roof with a platform top and solid and suspended timbers floors.

The building connects over a rear alleyway into a terraced building fronting Crichton Street, also of stone construction with a mansard style roof and suspended timber floors.

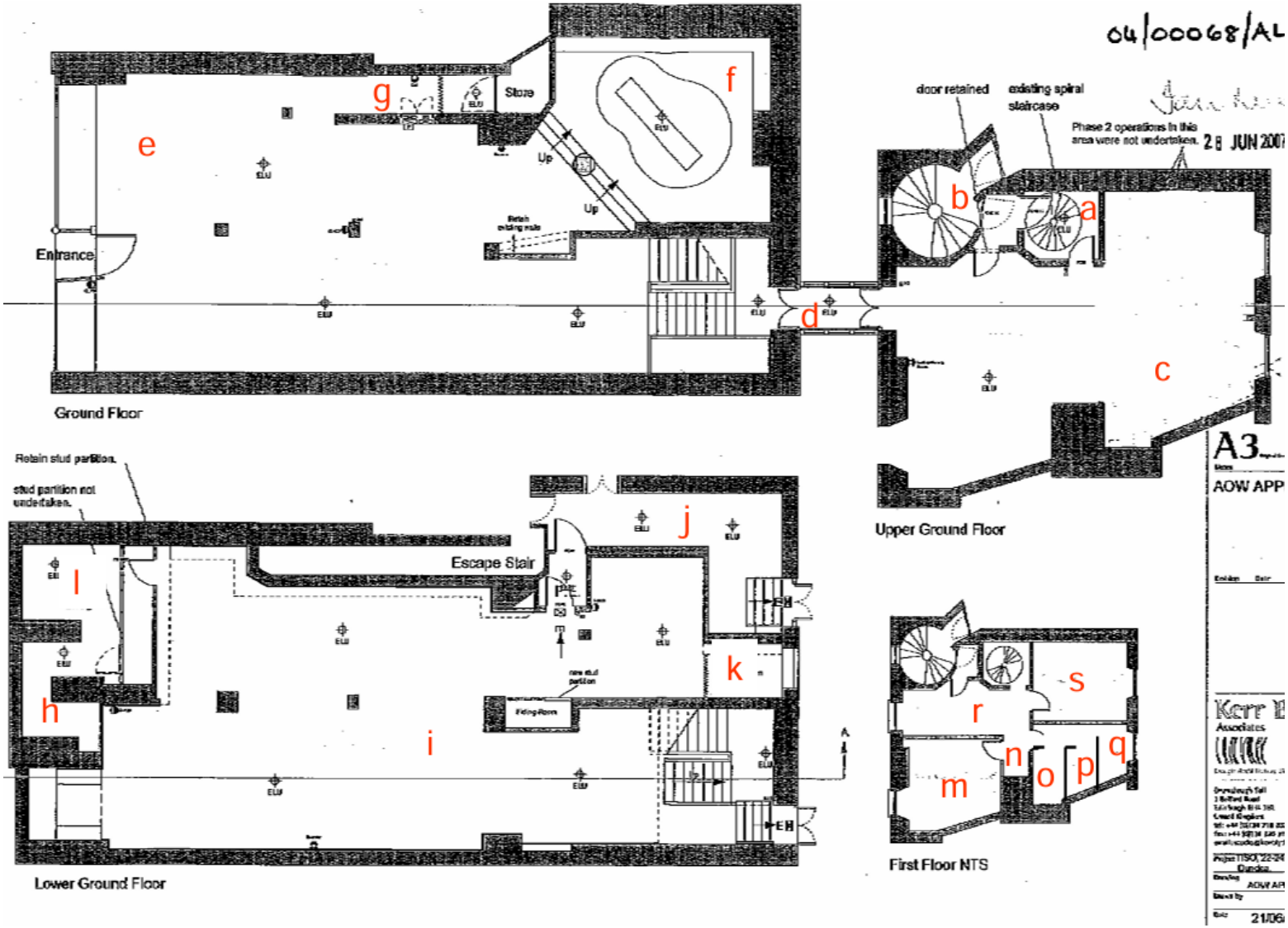
Neighboring occupiers fronting Whitehall Street include Fisher & Donaldson, Duncan & Todd and a Premier Stores with Post Office counter, while businesses fronting Crichton Street include Brian Davidson Opticians, First Mortgages and Serendipity to name a few.

The property is entered from Whitehall Street which is a busy shopping street and opposite a major bus drop off/pick up facility.

	M^2	ft^2
Ground Floor	155.02	1,668
Basement	163.01	1,754
Mezzanine	65.99	710
First Floor	29	312
TOTAL	**413**	**4,444**

The floors areas are presented on a net internal basis.

Floor plans



Note – The property may be of interest to developers seeking a small project in Dundee to create two retail units fronting Whitehall Street and two residential units taking access from Crichton Street via Ogilvie's Close.

The Detail

Planning

The subjects benefit from having Class 1A consent.

EPC

An EPC report is available on request.

Rates

Rateable Value - £33,900

UBR (2026/27) - £0.481

Rates payable - £16,306 per annum

Price

Our client is inviting offers in excess of £275,000 for their heritable interest.

Rent

Alternatively, our client would consider letting the premises on a new FRI lease, terms to be agreed.

Entry

Upon conclusion of legal formalities.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

Get in Touch

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

Gerry McCluskey
g.mccluskey@shepherd.co.uk

Jamie Hutcheon
jamie.hutcheon@shepherd.co.uk

Anna Hansen
ahansen@orinsen.com

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.

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