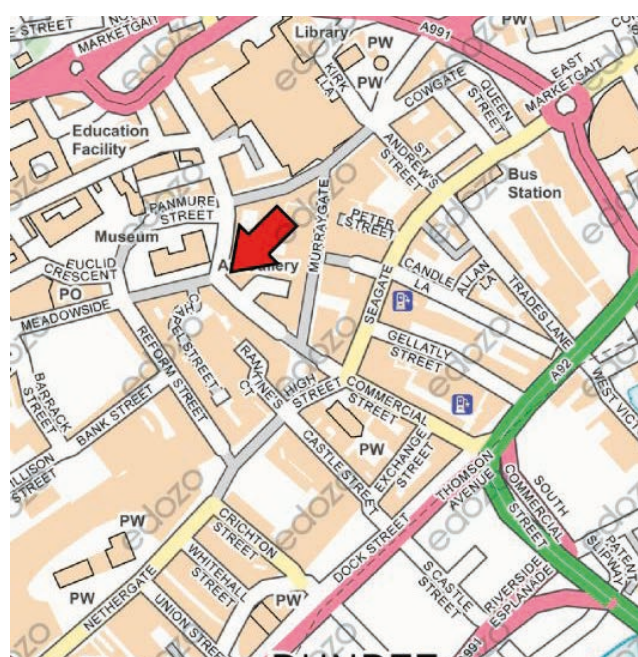




97/99 Commercial Street, Dundee, DD1 2AF

- Prominent City Centre Location
- Substantial Glazed Frontage
- GIA — 262.24 sq.m. / 2,823 sq.ft
- May suit a variety of uses.
- All enquiries.



LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

More precisely, the subjects are located within Dundee city centre on Commercial Street, a short distance from High Street.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise a ground and basement floor retail unit contained within a corner terraced building. The property has the benefit of a prominent glazed display frontage fronting onto Albert Square and Commercial Street.

Internally the property is open plan in its nature most recently been used as a Class 1 Retail unit. The subjects may suit a variety of commercial uses, subject to the required planning consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Areas:

Floor	Sq m	Sq ft
Ground	154.18	1,659
Mezzanine	14.65	158
Basement	93.41	1,005
Total	262.24	2,823

TERMS

Offers are invited for our clients heritable interest. Alternatively offers To Let may be considered.

Further information from the Sole Agents.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £30,500.

The Uniform Rate for the financial year 2020/21 is 49.8p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures are quoted exclusive of VAT.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Associate
grant.robertson@g-s.co.uk
01382 200064



Euan Roger
Graduate Surveyor
euan.Roger@g-s.co.uk
01382 200 064

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2020