

38 CASTLE STREET, DUNDEE, DD1 3AQ

- GROUND FLOOR RETAIL UNIT
- SUITABLE FOR A VARIETY OF USES — subject to consents
- EXTENDS TO 53.20 SQ.M/573 SQ.FT
- ALL ENQUIRIES INVITED

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The approximate location is shown by the OS Plan.

The subject property is located on the south-east side of Castle Street, within close proximity of Dundee's High Street/Murraygate area which incorporates Dundee's prime shopping area and the Overgate Shopping Centre.

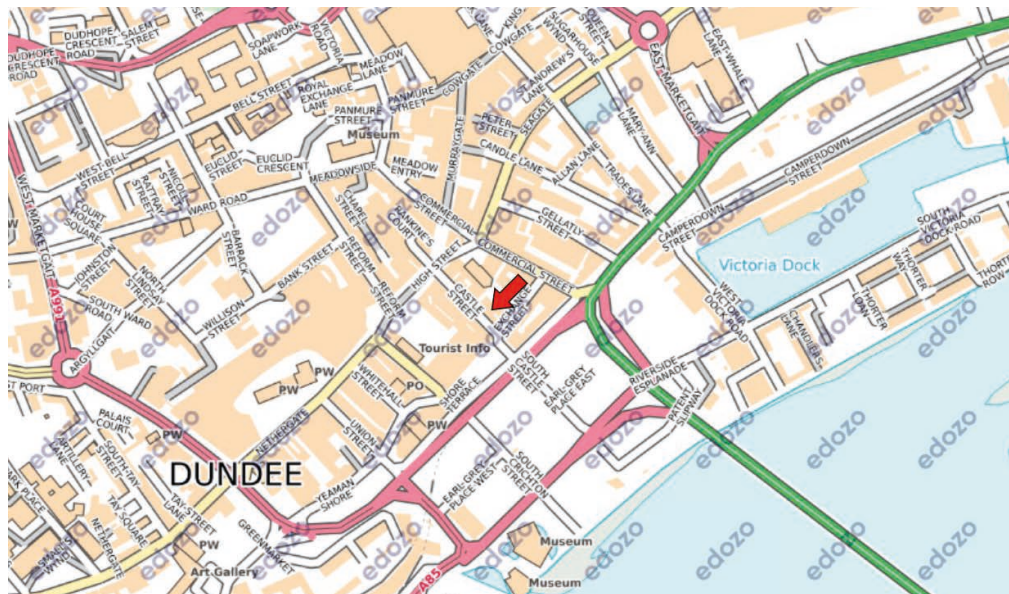
DESCRIPTION

The subjects comprise a ground floor retail unit contained within a four storey plus attic traditional stone constructed tenement, under a pitched and slated roof. The subjects comprise a main retail area leading to a back shop/storage area and single WC. Access is gained via a recessed aluminium glazed pedestrian door whilst the subjects also benefit from a single display window fronting Castle Street.

ACCOMMODATION

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

| Floor | Size (SQ.M) | Size (SQ.FT) |
|--------|-------------|--------------|
| Ground | 53.20 | 573 |



TERMS

The subjects are available To Let. The subjects are available on standard commercial terms for a term to be agreed. Rental offers in the region of £12,000pa will be considered.

EPC

Available on request.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £8,500.

The unified business rate for the year 2022/23 is 49p exclusive of water and sewerage rates.

VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

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

To arrange a viewing please contact:



Murray Watson
Graduate Surveyor
murray.watson@g-s.co.uk
01382 200 064



Garth Davison
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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.
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6. Date of Publication: June 2022