



Prominent Retail Unit To Let

Rent: Offers over £37,500 pa

Ground Floor: 1,668 sq ft

Location

Dundee is Scotland's fourth largest city and is situated approximately 60 miles north of Edinburgh with a population of circa 115,000 persons. The city benefits from excellent transport connections, including its own airport with links to London and mainline rail services between London and Aberdeen. Dundee is one of Scotland's retail hubs with a loyal student catchment who shop in the local area.

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](#).

Accommodation

The premises are arranged over ground, basement, mezzanine and first floor levels, comprising the following approximate net internal areas:

Ground Floor: 1,668 sq ft / 155.02 sqm
Basement: 1,754 sq ft / 163.01 sqm
Mezzanine: 710 sq ft / 65.99 sqm
First Floor: 312 sq ft / 29 sqm

Lease

The premises are available by way of a new FRI lease.

Rent

Offers over £37,500 pa exclusive of VAT are invited.

Entry

Available early 2026, subject to vacant possession.

Rates

Rateable Value: £39,900
UBR (2024/25): £0.498
Rates Payable: £19,870 pa

Planning / EPC

The premises benefit from having [Class 1A](#) consent. An EPC report is available on request.

Legal Costs

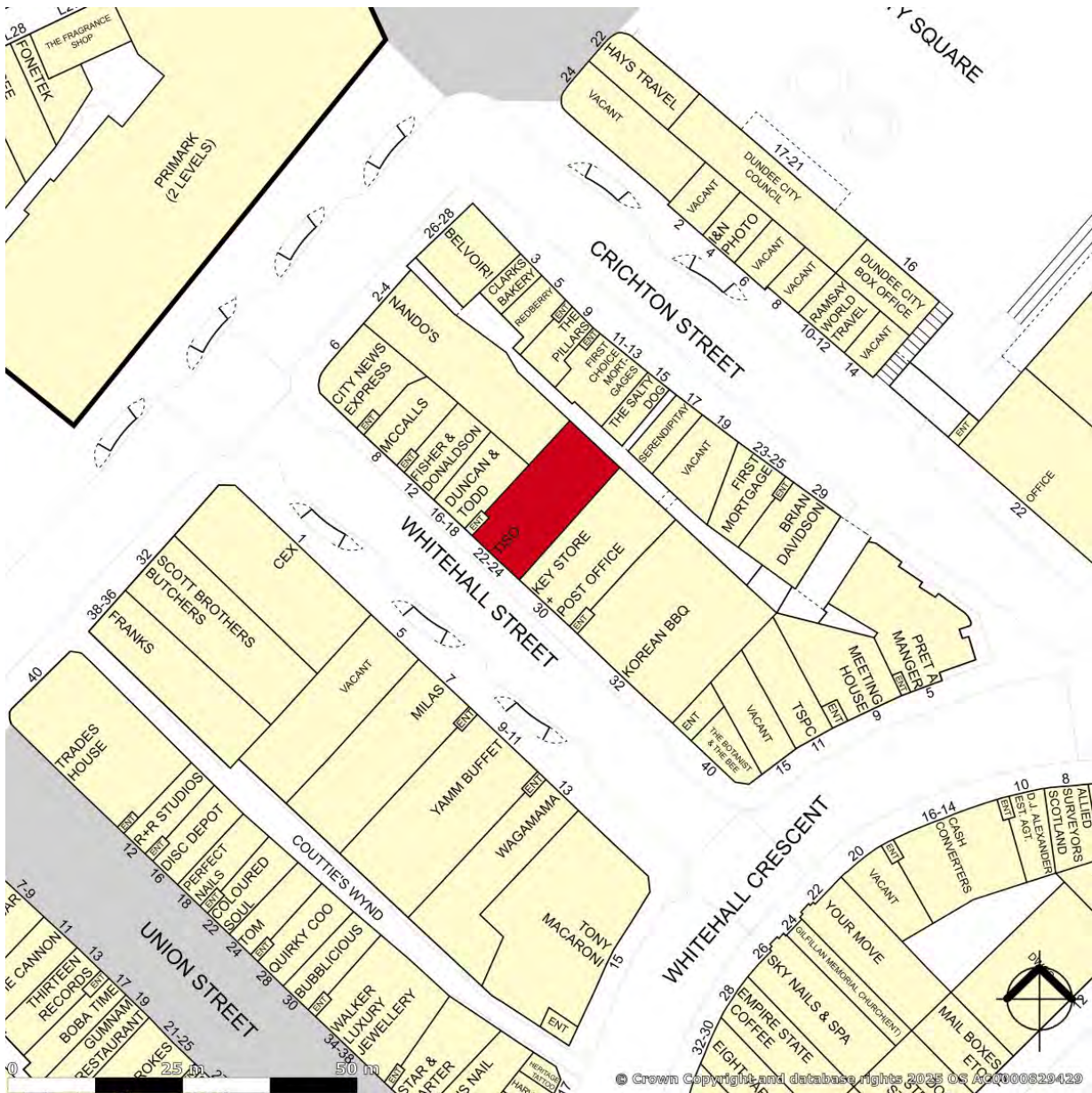
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

TO LET

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Dundee DD1 4AF



Viewing strictly by appointment through ORINSEN

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