

FOR SALE
MIXED COMMERCIAL / RESIDENTIAL



**32 South Tay Street
Dundee, DD1 1PD**

- Entire block
- Mixed commercial & residential
- Income producing
- Asset management potential
- Popular city centre location
- May qualify for 100% Rates relief
- GIA: 328.2 sq.m (3,532 sq.ft)
- VAT free

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 subjects are located on the west side of South Tay Street, on the western periphery of Dundee city centre and within the heart of Dundee's Cultural Quarter. Surrounding properties are mixed commercial and residential.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise an entire block, forming part of a Category B Listed mid terraced tenement building. Access to the property is directly off South Tay Street leading into a common entrance close. From the close access is given to all parts of the property.

Internally accommodation is laid out over basement, ground, first and attic floor levels.

Basement Level: Cellular type office rooms along with kitchenette and WC facilities. 2x fire escape doors lead out to small rear garden areas.

Ground Floor: 2x self contained commercial units of which 1 is currently vacant. Accommodation at this level is similar to that at basement floor level. The unit tenanted is let to a private individual with lease details highlighted below.

First & Attic: The upper floors comprise 2x self contained top floor maisonettes with each flat containing 4 bedrooms, living room, kitchen and bathroom. 1 x flat is let and 1 x flat is vacant.

ACCOMMODATION

We have measured the property to arrive at the following Gross Internal Areas:

Area / Floor	Size (SQ.M)	Size (SQ.FT)
Basement	88.3	950
Ground	87.9	946
First Floor		
1/L	76	818
1/R	76	818

TENANCY INFORMATION

Commercial: The ground floor right is let to a Private Individual (Siobhan Carlin) on a lease that commenced 1st July 2020. The agreed lease was for 5 years, expiring 2025 and therefore is now on Tacit Relocation. The current passing is £7,920 per annum.

Residential: Flat 1/1 is currently let out on a PRT agreement at a monthly rent of £850 pcm (£10,200 per annum).

RATEABLE VALUE

The subjects have a Net and Rateable Value as follows;

Description	Unit	RV
Office	G1	4,600
Office	G/2	5,300
Office	Basement L	2,550
Office	Basement R	2,900
Flat	1/1	Category C
Flat	1/2	Category C

The unified business rate for the year 2026/2027 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

Each party to bear their own legal costs.

The subjects are not elected for VAT.

EPC

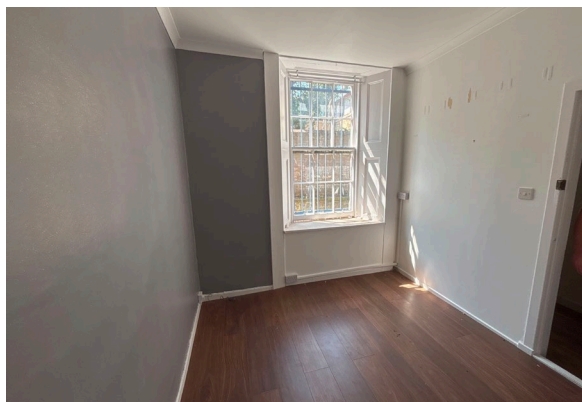
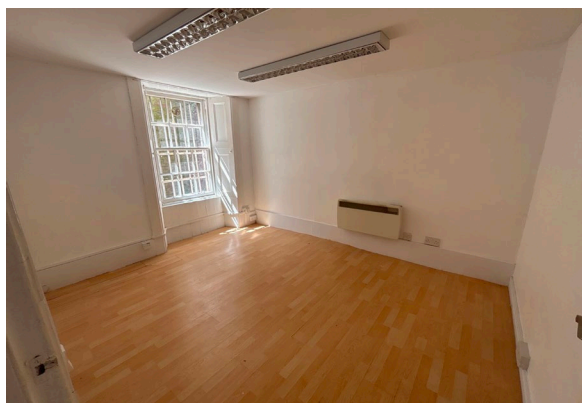
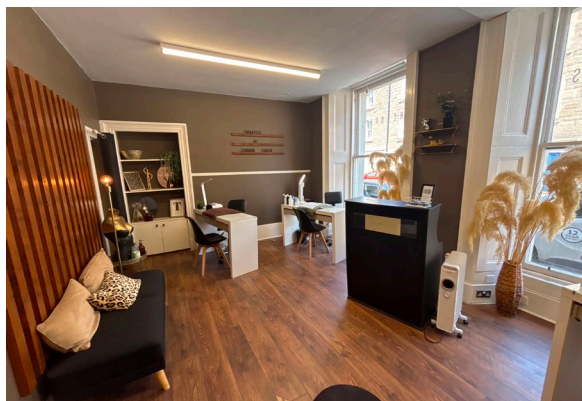
Available on request.

PRICE

The subjects are available For Sale (subject to the lease agreements in place) at an asking price in the region of £600,000.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



GARTH DAVISON

Director

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07809 490 581



CHARLES CLARK

Property Agent

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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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

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.