



46 Dock Street, Dundee, DD1 3DR  
ADAPTABLE CITY CENTRE COMMERCIAL SPACE

Tenure	To Let
Available Size	1,799 sq ft / 167.13 sq m
Rates Payable	£10,308.60 per annum
Rateable Value	£20,700
EPC Rating	Upon Enquiry

### Key Points

- EXCELLENT CITY CENTRE LOCATION
- PART OF HOLIDAY INN EXPRESS DEVELOPMENT
- WITHIN DUNDEE WATERFRONT
- HIGHLY VISBLE LOCATION
- APPROX. 30,000 VEHICLES PASSING DAILY

# 46 Dock Street, Dundee, DD1 3DR

## Description

The subjects currently comprise a modern office suite with an extensive fully glazed frontage to Dock Street, which form part of the Holiday Inn Express Hotel, a modern mixed use city centre development.

Internally, the subjects are predominately open plan in nature with demountable stud partition walls arranged to provide a reception and waiting area, 4 no. offices, a kitchen / staff breakout area and ancillary WC and storage facilities.

The space is bright and modern throughout and may suit a variety of commercial uses such as retail, restaurant or café, subject to the appropriate consent being obtained.

The opportunity provides an unrivalled premises situated in one of the busiest and most visible sites available in Dundee City Centre.

## Location

The subjects are well located in the heart of Dundee Waterfront, sitting directly beneath the Holiday Inn Express, opposite the Apex Hotel and close to both Malmaison and Sleeperz Hotel.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and two Universities - both Dundee and Abertay - are in close proximity, and the majority of the cities professional office occupiers are also in the surrounding area.

Gellatly Street multi storey car park is located directly behind the premises.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Ground Floor - 167 sq m (1,799 sq ft)

## Terms

The property is offered on a new full repairing and insuring lease at a rental to be negotiated.

## Rateable Value

The subjects are currently entered into the Valuation Roll as follows:

Office - £20,700

## VAT

All figures quoted are exclusive of Value Added Tax.

## Energy Performance Certificate (EPC)

Details available on request.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the



## Viewing & Further Information



Adam Hutcheson

01382 225517 | 07818787874

adam@westportproperty.co.uk



Fergus McDonald

01382 225517 | 07900 474406

fergus@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 23/02/2024

lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

### **Viewing**

To arrange a viewing or for further information, please contact the sole letting agents.