



3 Bank Street  
Dundee  
DD1 1RL

- Located in Dundee City Centre
- Investment Opportunity
- Passing Rent: £7,000 per annum

- Extends to approx. 119.51 sq.m. / 1,286 sq.ft.
- Offers Over £100,000

## LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region 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 themselves are located on the north side of Bank Street at its junction with Reform Street in a predominantly commercial location in the heart of Dundee City Centre.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground floor and basement commercial unit set within a 4 storey mid terraced traditional tenement of stone and slate construction.

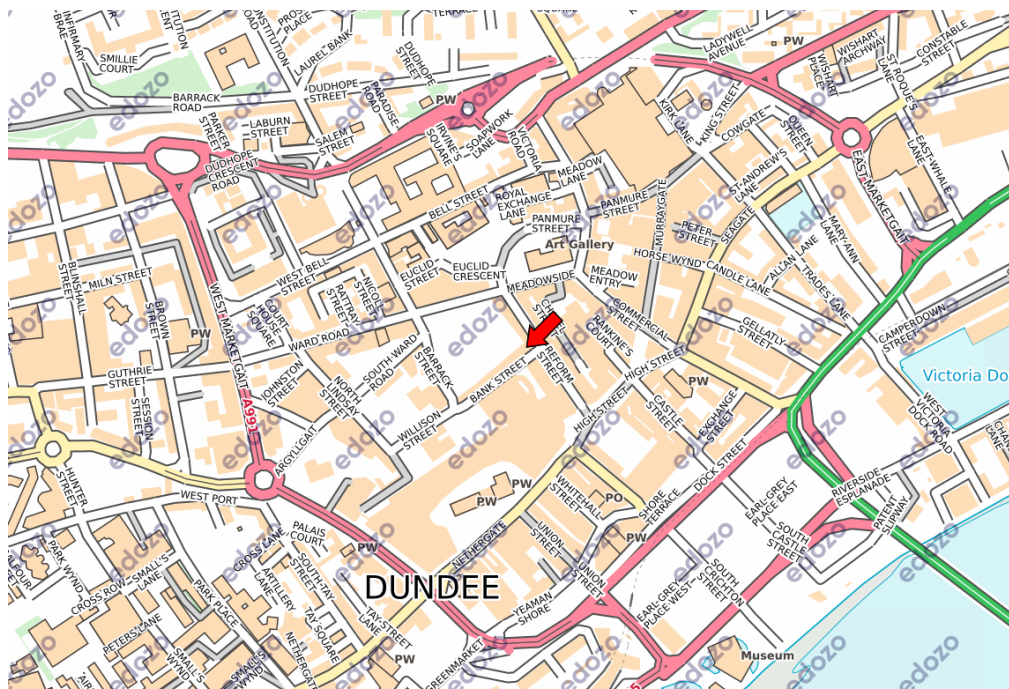
Internally, the subjects are cellular in nature on the ground floor containing 2 treatment rooms as well as an office/store. The ground floor is well presented with windows on to Bank Street. The property benefits from a basement accessed via a concrete stair. The basement contains 4 individual rooms and a WC.

The subjects are currently being occupied by a hair salon.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Areas:

Floor	Size (SQ.M.)	Size (SQ.FT.)
Ground	84.44	1,569
Basement	35.07	2,326
Total	119.51	1,286



## TENANCY SCHEDULE

Rent	Lease Start	Tenant Break Option	Lease Expiry
£7,000 per annum	26 March 2021	26 March 2024	25 March 2026

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,700.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

## LEGAL COSTS + 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.

## EPC

Available on request.

## PRICE

The subjects are available For Sale. Offers over £100,000 are invited. Further information is available from the Sole Selling Agents.

## VIEWING

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

To arrange a viewing please contact:



**Grant Robertson**  
Director  
01382 200064  
Grant.Robertson@g-s.co.uk



**Charles Clark**  
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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.
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6. Date of Publication: July 2023