

## PRIME RETAIL UNIT

- > NIA: 259.5 SQ M (2,793 SQ M)
- > GROUND FLOOR – 122.9 SQ M (1,323 SQ FT)
- > MAY SUIT A VARIETY OF USES (SUBJECT TO CONSENT)
- > GOOD MIX OF NATIONAL / LOCAL OCCUPIERS
- > CAR PARKING NEARBY
- > ADJACENT TO MCMANUS ART GALLERY AND MUSEUM
- > RENT: £27,000 PER ANNUM



TO LET

**78 COMMERCIAL STREET, DUNDEE, DD1 2AP**

**CONTACT:** Scott Robertson, [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk), M) 07880502651  
Charlotte Young, [cyoung@orinsen.com](mailto:cyoung@orinsen.com), M) 07825167883

[www.shepherd.co.uk](http://www.shepherd.co.uk)  
[orinsen.com](http://orinsen.com)

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## LOCATION

Dundee is located mid way between Aberdeen (circa 105 km (65 miles) to the north and Edinburgh (circa 96 km) (60 miles) to the south overlooking the Tay estuary and has a resident population of circa 142,000 persons and a catchment of some 630,000 persons within a 60-minute drive time (source: Dundee City Council).

The city has its own airport with daily flights to London (City Airport) and sits on the main east coast railway line which runs services into London (Kings Cross).

The subjects form part of an imposing tenement building positioned on the west side of Commercial Street between its junctions with Murraygate (the prime retail parade) and Albert Square.

## DESCRIPTION

The subjects form the ground, first and basement floors of the tenement which comprises commercial uses on the lower floors and offices and residential flats on the upper floors.

The main walls are of stone construction whilst the roof over is pitched timber construction overlaid in slate. The floors are a mixture of suspended timber and solid construction.

Internally the property comprises retail space over ground/first floor with basement storage.

## ACCOMMODATION

The subjects have been calculated on a Net Internal Area basis in accordance with the RICS Property Measurement Guidance (2<sup>nd</sup> Edition).

Ground Floor – 122.9 SQ M (1,323 SQ FT)

First Floor – 88.1 SQ M (948 SQ FT)

Basement – 48.5 SQ M (522 SQ FT)

**TOTAL – 259.5 SQ M (2,793 SQ FT)**

## RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable value - £34,600

The unified business rate for 2023/2024 is 49.8p.

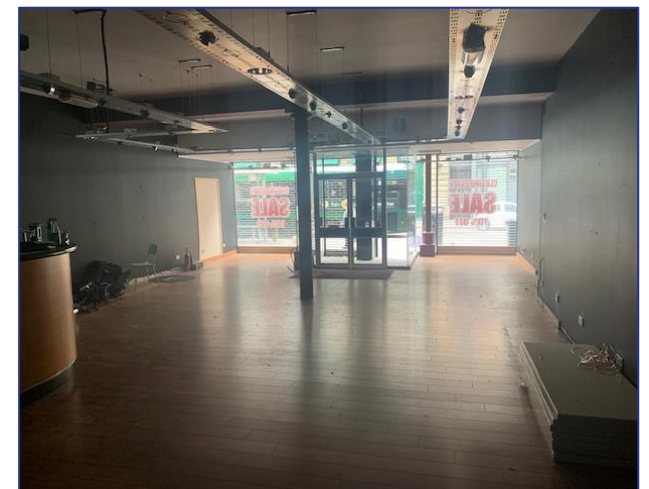
## TERMS

Our client is seeking rental offers of £27,000 per annum on a new FRI lease basis.

## EPC / PLANNING

The premises benefit from Class 1A consent.

An EPC certificate is available on request.



**VAT**

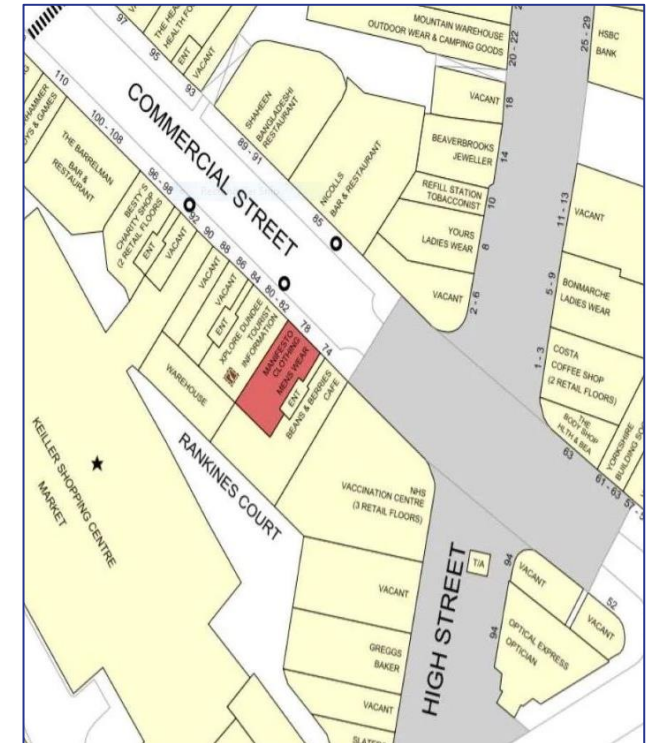
For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

**LEGAL COSTS**

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

**MONEY LAUNDERING**

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005  
 Scott Robertson, s.robertson@shepherd.co.uk, M) 07880502651  
 Charlotte Young, cyoung@orinsen.com, M) 07825167883

**www.shepherd.co.uk**  
**orinsen.com**



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MAY 2023**