

TO LET

OFFICE / RETAIL PREMISES

**PROMINENT CITY CENTRE
PREMISES**

**SUITABLE FOR VARIETY OF
USES SUBJECT TO CONSENT**

**CAR PARKING AVAILABLE
NEARBY**

**ADJACENT TO MCMANUS
GALLERY AND MUSEUM**

**NIA: 103.49 SQ.M (1,114
SQ.FT)**

**ASKING RENT: OFFERS OVER
£14,000 PER ANNUM**



VIDEO TOUR



WHAT 3 WORDS

11 ALBERT SQUARE, DUNDEE, DD1 1DD

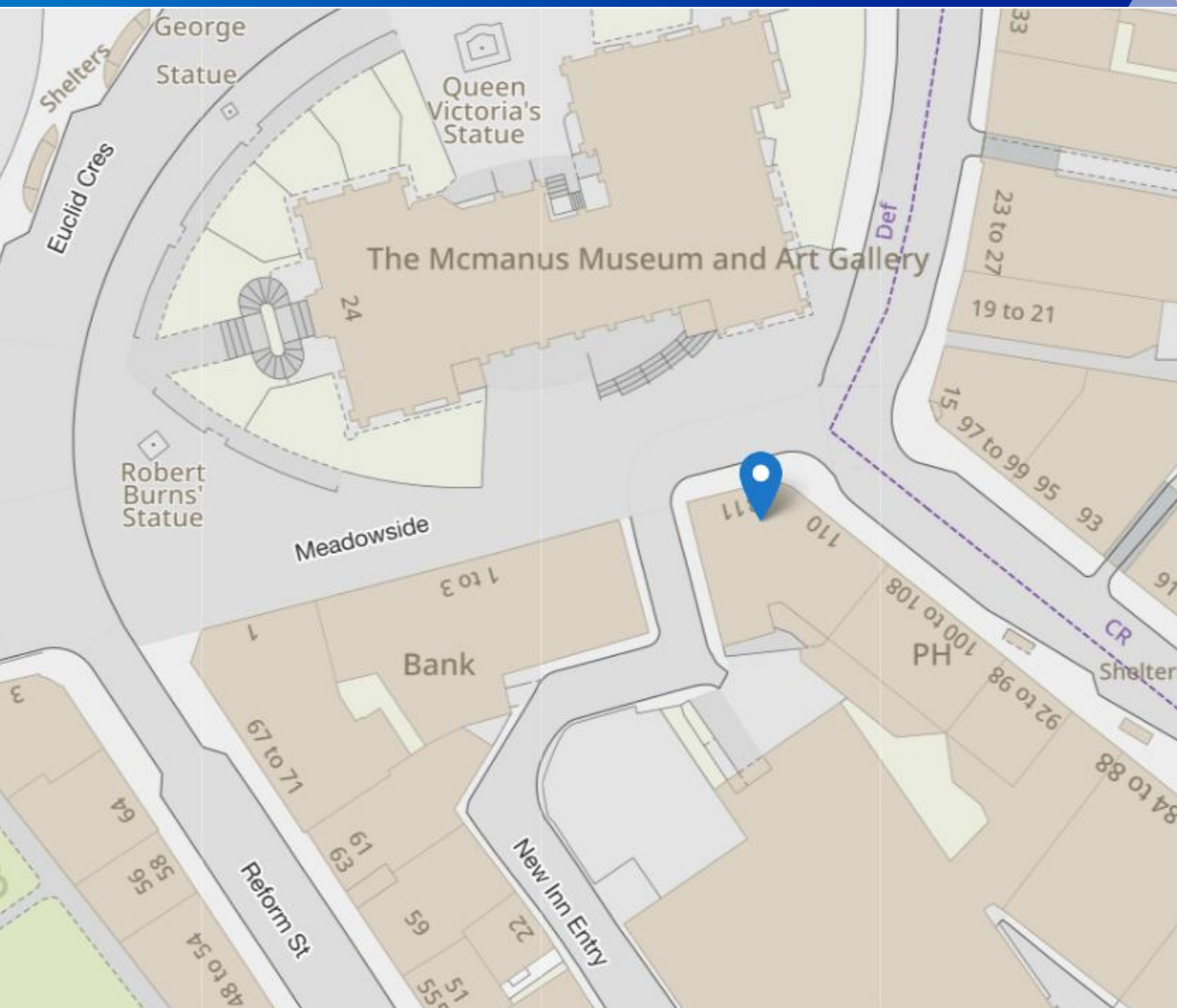
CONTACT: Scott Robertson s.robertson@shepherd.co.uk | 07880 502651
Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 07702 671547 shepherd.co.uk





Location

11 ALBERT SQUARE, DUNDEE, DD1 1DD



LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (source: Dundee City Council).

Dundee is Scotland's fourth largest city and is the regional centre for employment services and retailing within Tayside.

The city has its own airport with daily flights to London (Heathrow) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A Museum has helped establish Dundee as a major regional centre.

The building of which the subjects form a part is located on Albert Square at the corner junction with Chapel Street and the junction with Commercial Street part of the Central Business District.

The property is adjacent to Mcmanus Art Gallery and Museum.

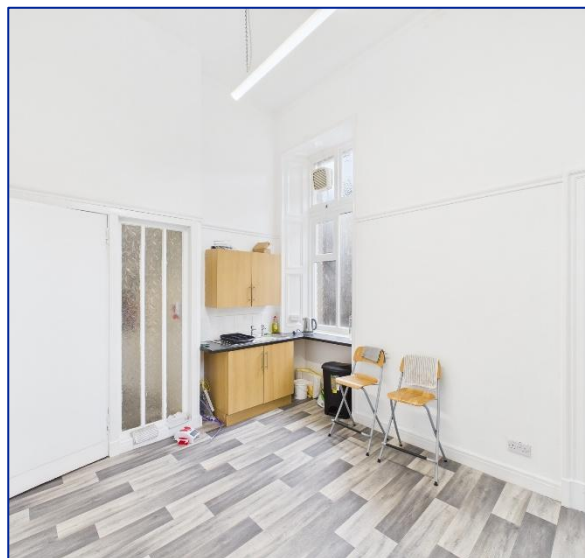


FIND ON GOOGLE MAPS



Description

11 ALBERT SQUARE, DUNDEE, DD1 1DD



DESCRIPTION

The subjects comprise a ground floor office / retail unit forming part of a traditional 4 ½ storey and basement stone and slate property.

The internal space has been refurbished to provide a flexible modern office / retail space, benefiting from good window frontage to Albert Square and Chapel Street, with separate staff toilet and kitchen facilities to the rear.

CAR PARKING

Multi storey / public car parking is available in the nearby Wellgate Centre, Overgate Centre, Gellatly Street and at other city centre locations nearby.

ACCOMODATION

	m ²	ft ²
Ground Floor - main retail/office area, kitchen and WC facilities.	103.49	1,114
TOTAL	103.49	1,114

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



LEASE TERMS

The property is available to lease on traditional full repairing and insuring terms.

Rental offers over £14,000 per annum are invited.

RATEABLE VALUE

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

Rateable Value: £12,600

The unified business rate for 2025/2026 is 49.8p

The Small Business Bonus Scheme Relief is available to qualifying tenants.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Get in Touch

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



Scott Robertson

s.robertson@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

T: (01382) 878005



ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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