

TO LET

CAFÉ / RETAIL PREMISES

PROMINENT LOCATION IN
DUNDEE CITY CENTRE

CURRENTLY FITTED OUT AS
A CAFÉ / TAKEAWAY

ADJACENT TO MCMANUS
ART GALLERY AND
MUSEUM

CAR PARKING AVAILABLE
NEARBY

NIA: 150.2 M SQ. (1,617 SQ
FT.)

OFFERS OVER £22,000
P/A



WHAT 3 WORDS



70 COMMERCIAL STREET, DUNDEE, DD1 2AP

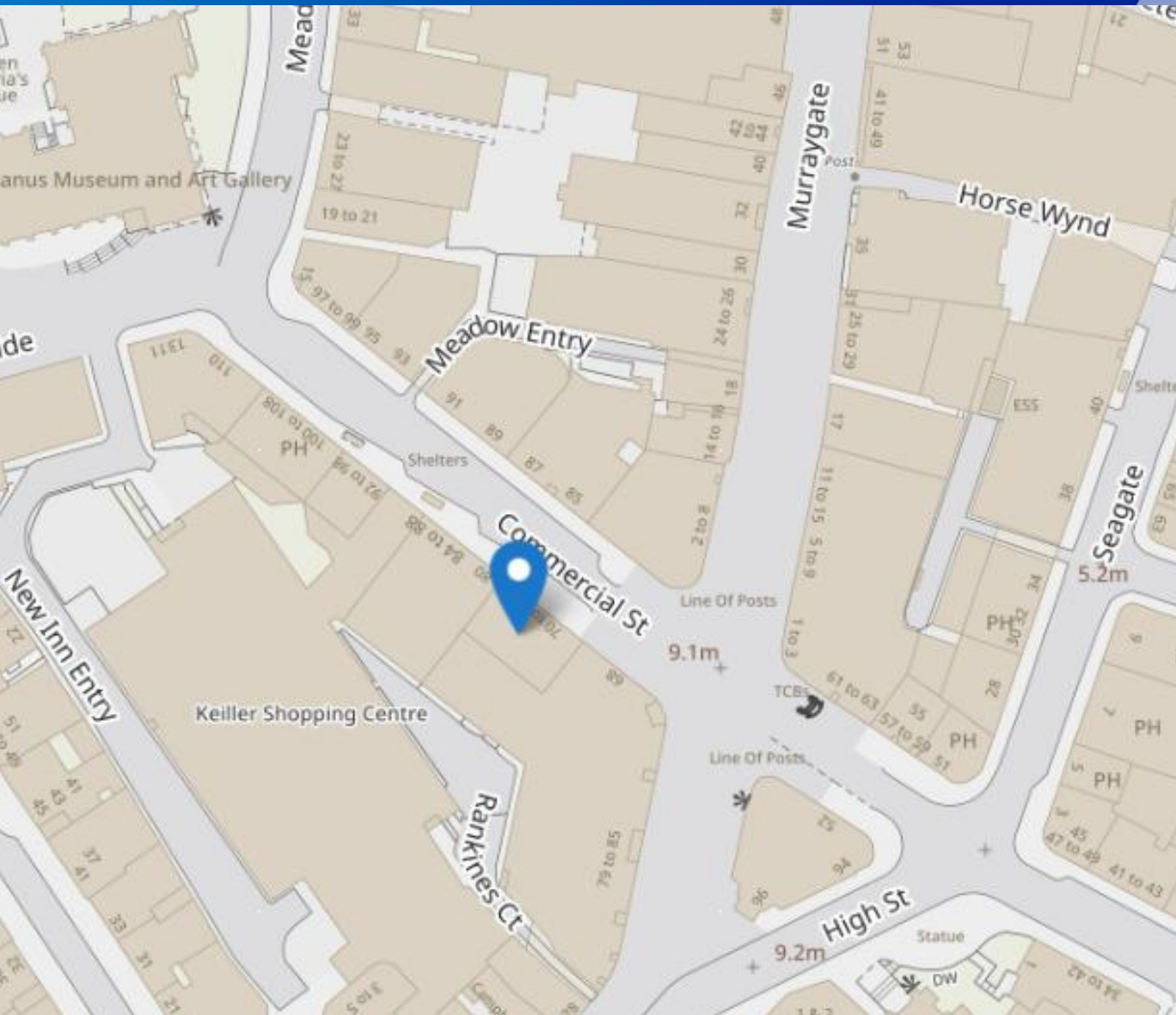
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Location

70 COMMERCIAL STREET, DUNDEE, DD1 2AP



LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (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 subject is located on the west side of Commercial Street close to its junctions with Albert Square and Murraygate.

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

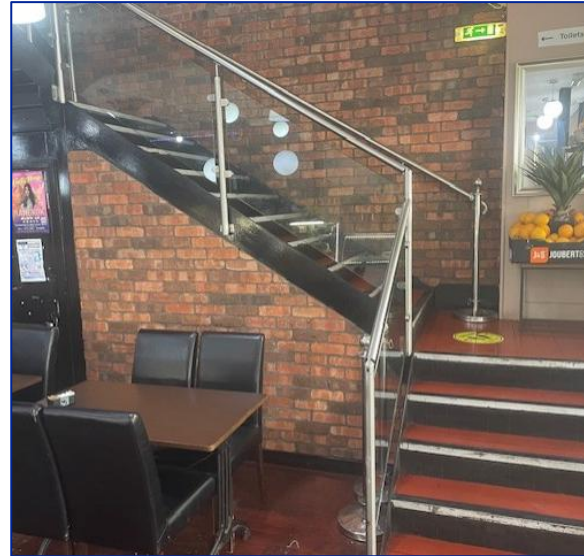


FIND ON GOOGLE MAPS



Description

70 COMMERCIAL STREET, DUNDEE, DD1 2AP



DESCRIPTION

The subject comprises a two-floor café / retail premises occupying the ground and first floors of a four-storey tenement building.

The ground floor features an open plan seating area with a service counter which is complimented by a prominent street-level shopfront.

The first floor provides further seating along with toilet facilities.

The property also has the necessary permission for outdoor seating at pavement level.

ACCOMODATION

	m ²	ft ²
Ground Floor	79.2	853
First Floor	71	764
Total	150.2	1,617

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).



RENTAL

Our client is inviting rental offers over £22,000 per annum.

RATEABLE VALUE

The subjects have been assessed for rating purposes and are entered into the Valuation Roll at:

Rateable Value: £27,700.

The unified business rate for the financial year 2025/2026 is 49.8p

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

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



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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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