

# FOR SALE/TO LET

## CAFÉ/RESTAURANT PREMISES

HIGH PROFILE LOCATION WITHIN REFORM STREET

CLOSE TO ESTABLISHED NATIONAL BRANDS INCLUDING MCDONALDS, BOOTS AND SANTANDER

CURRENTLY FITTED OUT AS A RESTAURANT

PREMISES HOLDS HOT FOOD LICENCE

RENTAL OFFERS OVER £35,000 PER ANNUM

**NIA – 308 SQM (3,315 SQFT) over Ground and Basement**



VIDEO TOUR



WHAT 3 WORDS



**24 REFORM STREET, DUNDEE, DD1 1RH**

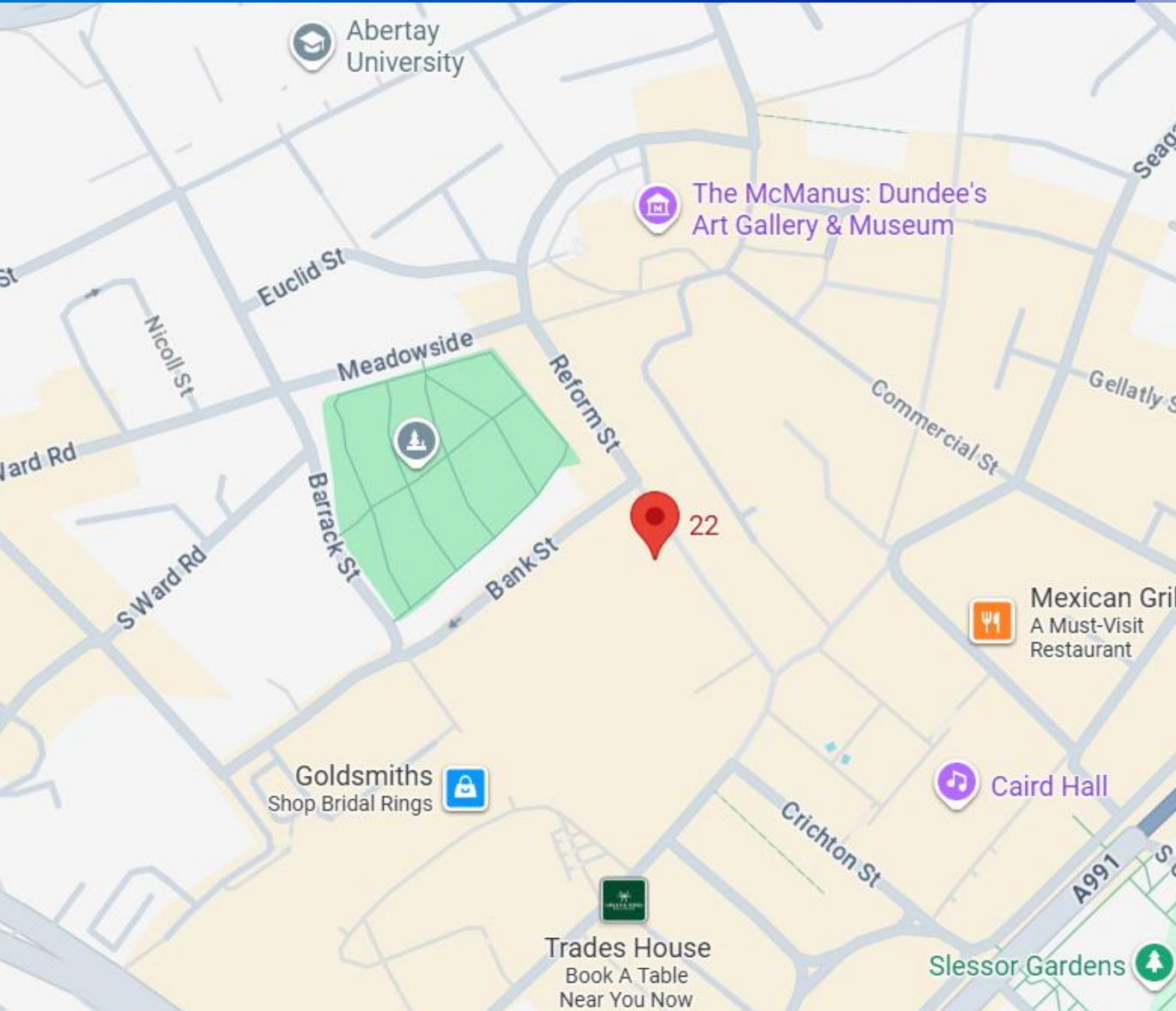
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# Location

24 REFORM STREET, DUNDEE, DD1 1RH



## LOCATION

Dundee, Scotland's fourth largest City with a resident population of circa 150,000 persons (National Records of Scotland), 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). The city benefits from excellent transport links, with daily flights to London (City Airport) and Belfast (from 2020) and rail links into London (Kings Cross).

The ongoing Dundee Waterfront £1 Billion re-development has attracted major investment into the city with the opening of the V & A Museum in September 2018 significantly contributing to Dundee's growth as a major business and tourism centre.

The subjects are located on the west side of Reform Street at the corner junction with Bank Street, slightly north of High Street. Reform Street is located within the designated retail core of Dundee City Centre and as such there are several national retailers and office users within close proximity.

The Overgate Shopping Centre and adjoining Multistorey Car Park is located to the rear of the subjects with the main retail entrance being via High Street nearby. The Overgate is well established as the principal retailing destination within Tayside.

Surrounding properties comprise similar tenement buildings with a mix of retail and leisure operators at ground floor level with office and residential users to the upper floors.

Reform Street is pedestrianised within this section and national occupiers within close proximity include the likes of McDonalds, Boots and Taco Bell alongside some other national and local operators.



FIND ON GOOGLE MAPS





# Floor Plans

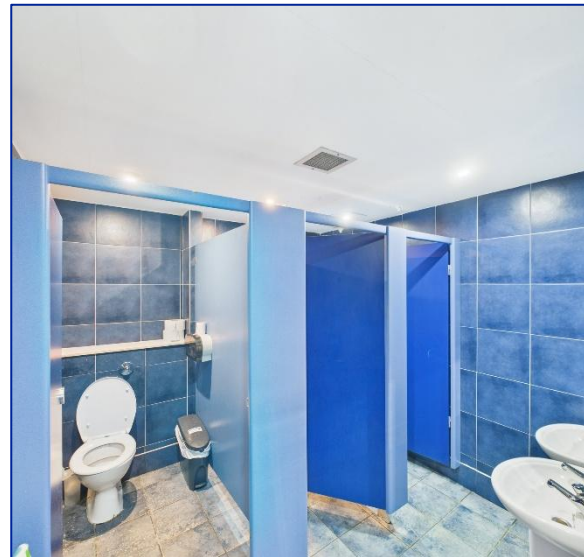
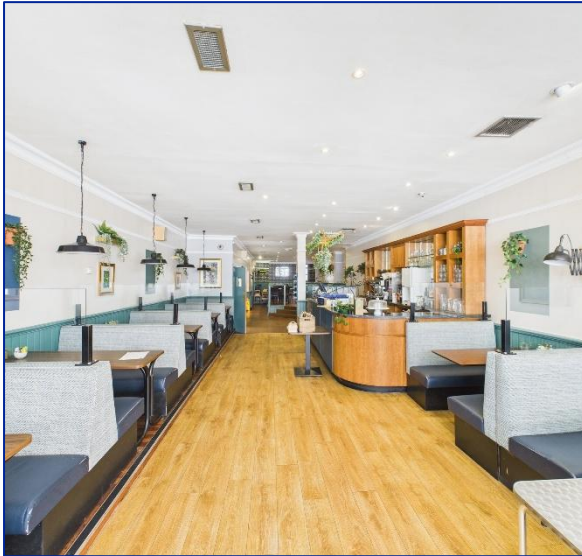
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# Description

24 REFORM STREET, DUNDEE, DD1 1RH



## DESCRIPTION

The subjects comprise a ground floor and basement restaurant forming part of a typical City Centre Tenement, formerly operating as “The Pancake Place”.

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

Internally the unit provides an open plan seating area, with a fully fitted commercial kitchen to the left and toilets to the rear. Stairs at the side of the kitchen, lead to the basement, which comprises offices and storage area.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	167.26	1,800
<b>Basement</b>	140.74	1,515
<b>TOTAL</b>	<b>308</b>	<b>3,315</b>

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

Available to let at £35,000 per annum for a negotiable period of time.

Furniture and existing internal fittings can be included, subject to interest and agreement.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £41,000

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage

## ENERGY PERFORMANCE CERTIFICATE

Available upon 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 purchaser responsible for any Land and Buildings Transaction Tax (LBTT).

## 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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