

# TO LET

## RETAIL PREMISES

PROMINENT LOCATION ON  
BUSY THOROUGHFARE

SUITABLE FOR A VARIETY OF  
USES

100% RATES RELIEF  
AVAILABLE

NIA: 111.37 SQ M.  
(1,199 SQ FT.)

OFFERS OVER £6,500  
P/A



VIDEO TOUR



WHAT 3 WORDS



238 HILLTOWN, DUNDEE, DD3 7AU

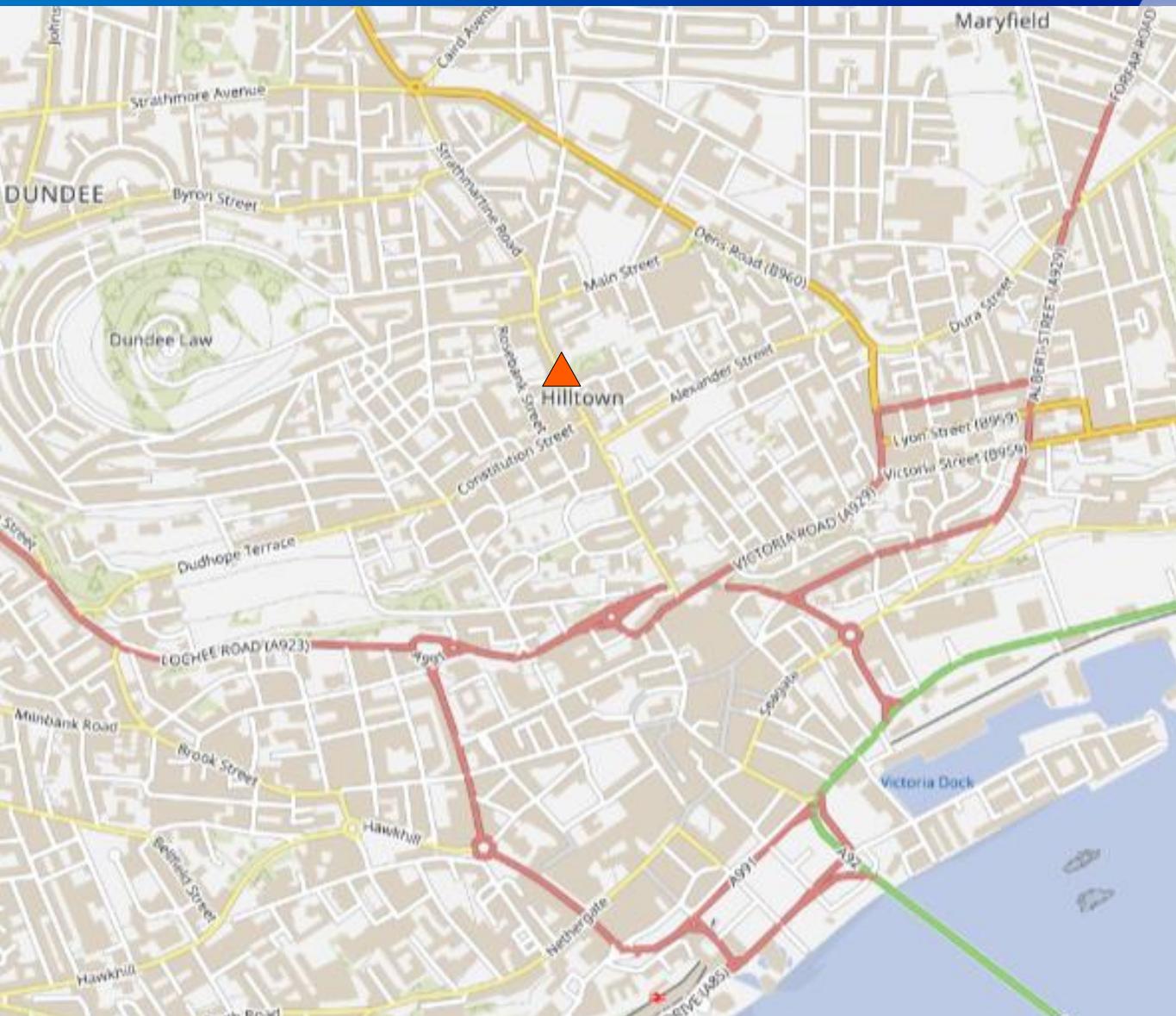
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# Location

238 HILLTOWN, DUNDEE, DD3 7AU



[FIND ON GOOGLE MAPS](#)

## 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 (National Records of Scotland 2020).

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

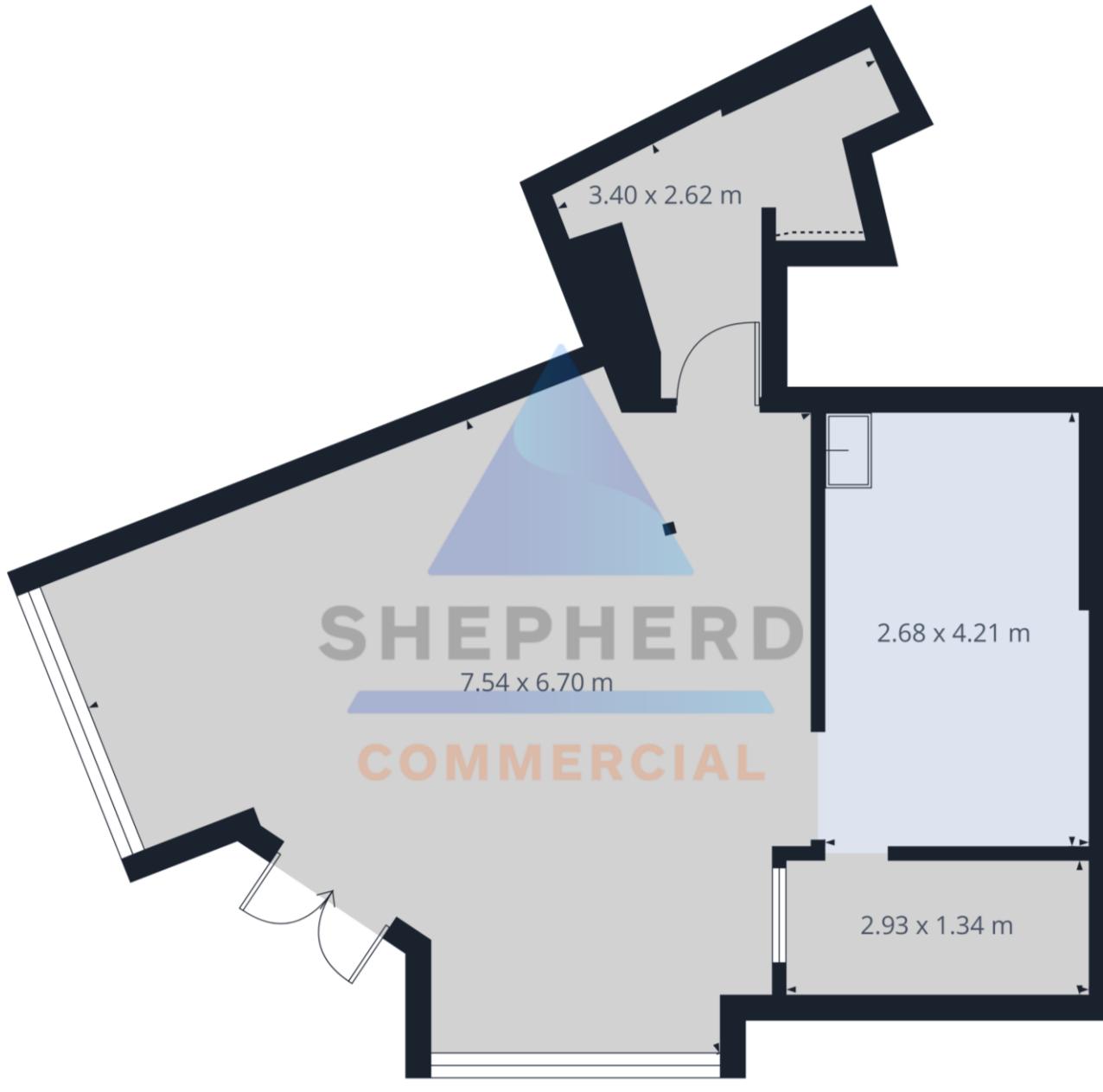
The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre. .

The subjects are located on the southwest of Hilltown at its junction with Stirling Street, adjacent to a local branch of the national pharmacy chain Well Pharmacy.



# Floor Plan

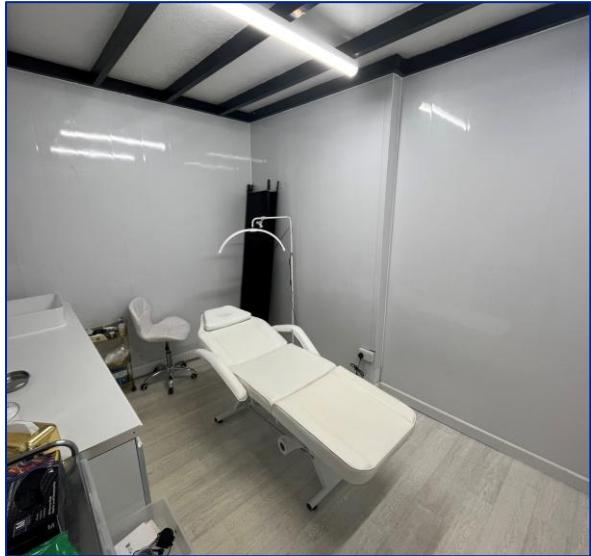
238 HILLTOWN, DUNDEE, DD3 7AU





# Description

238 HILLTOWN, DUNDEE, DD3 7AU



## DESCRIPTION

The subjects comprise a ground floor retail unit contained within a four-storey building of stone construction.

The unit has most recently been used as a beauticians but would be well suited to a wide range of commercial uses, particularly those requiring clinical space and private consultation rooms.

Internally the unit provides an open plan front retail area, rear treatment room, staff area and a basement which is accessible via a ladder.

The W.C is accessed via an external door within the close of the neighbouring flats.

## ACCOMMODATION

	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Ground Floor	66.41	715
Basement	44.96	484
<b>Total</b>	<b>111.37</b>	<b>1,199</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).



# The Detail

238 HILLTOWN, DUNDEE, DD3 7AU

## LEASE TERMS

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

Our client is inviting offers over £6,500 for their leasehold interest for a negotiable period of years.

## RATEABLE VALUE

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

Current Rateable Value: £3,350.

2026 Draft Rateable Value: £5,500.

The unified business rate for 2025/2026 is 49.8p

## 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.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

The subjects have not been elected for VAT purposes and as such no VAT will be applicable.

## Get in Touch

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



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**Jamie Hutcheon**  
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### Shepherd Chartered Surveyors

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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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