

**TO LET**

**FORMERLY FERRARI'S  
PUBLIC HOUSE**

**ESTABLISHED LOCATION**

**SHORT DISTANCE FROM CITY  
CENTRE**

**SUITABLE FOR A VARIETY OF USES  
(NON-LICENSED USE ONLY)**

**GIA: 301.24 SQ M (3243 SQ FT)**

**OFFERS OVER £28,000  
PER ANNUM**



**VIDEO TOUR**



**WHAT 3 WORDS**



**3-5 OGILVIE STREET, DUNDEE, DD4 6SB**

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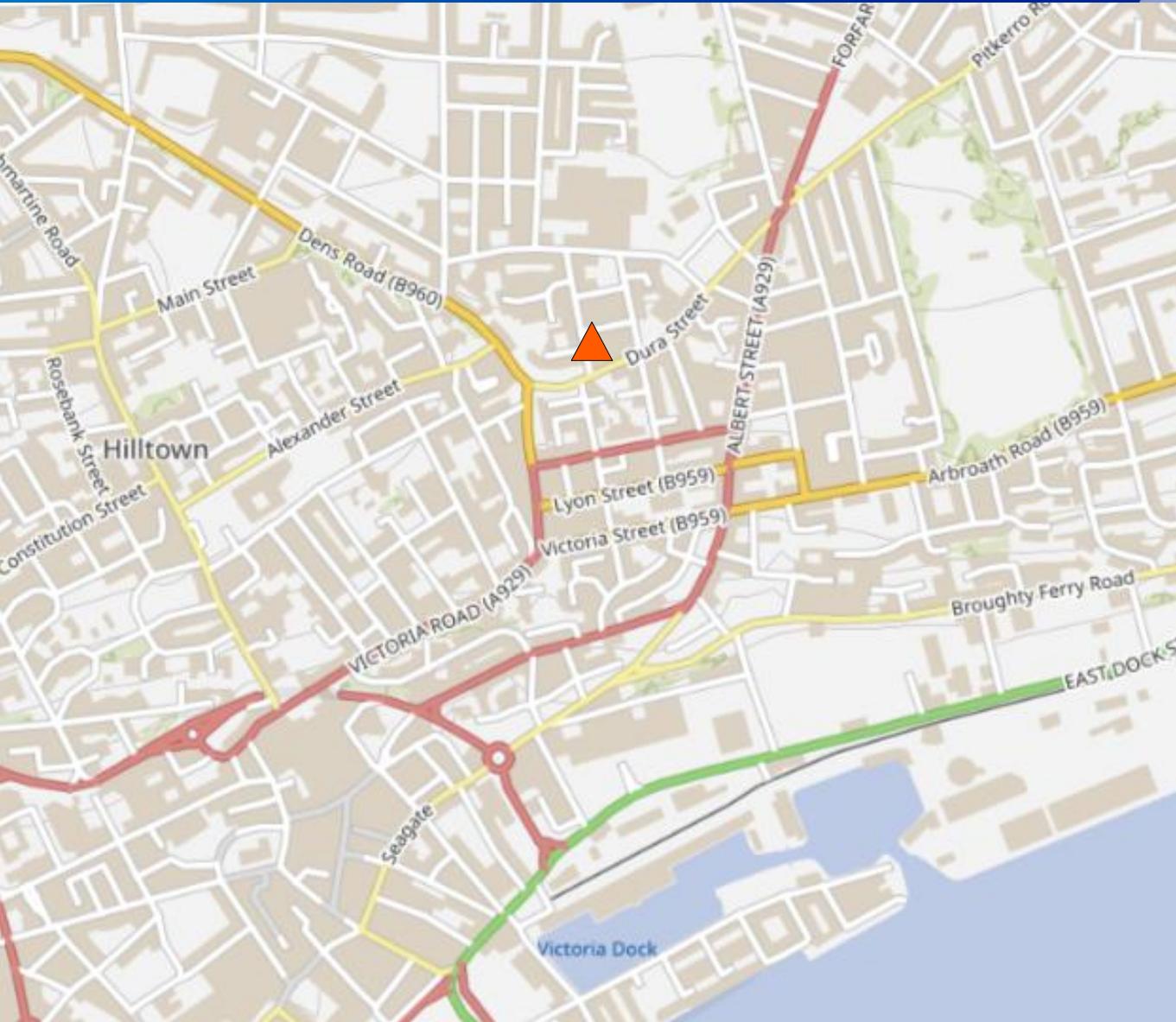
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# Location

3-5 OGILVIE STREET, DUNDEE, DD4 6SB



## 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 approximately 1 mile north-east of Dundee City Centre, just off Dura Street, at the southern end of Ogilvie Street, within a well-established mixed residential and commercial area.



FIND ON GOOGLE MAPS



# Ground Floor

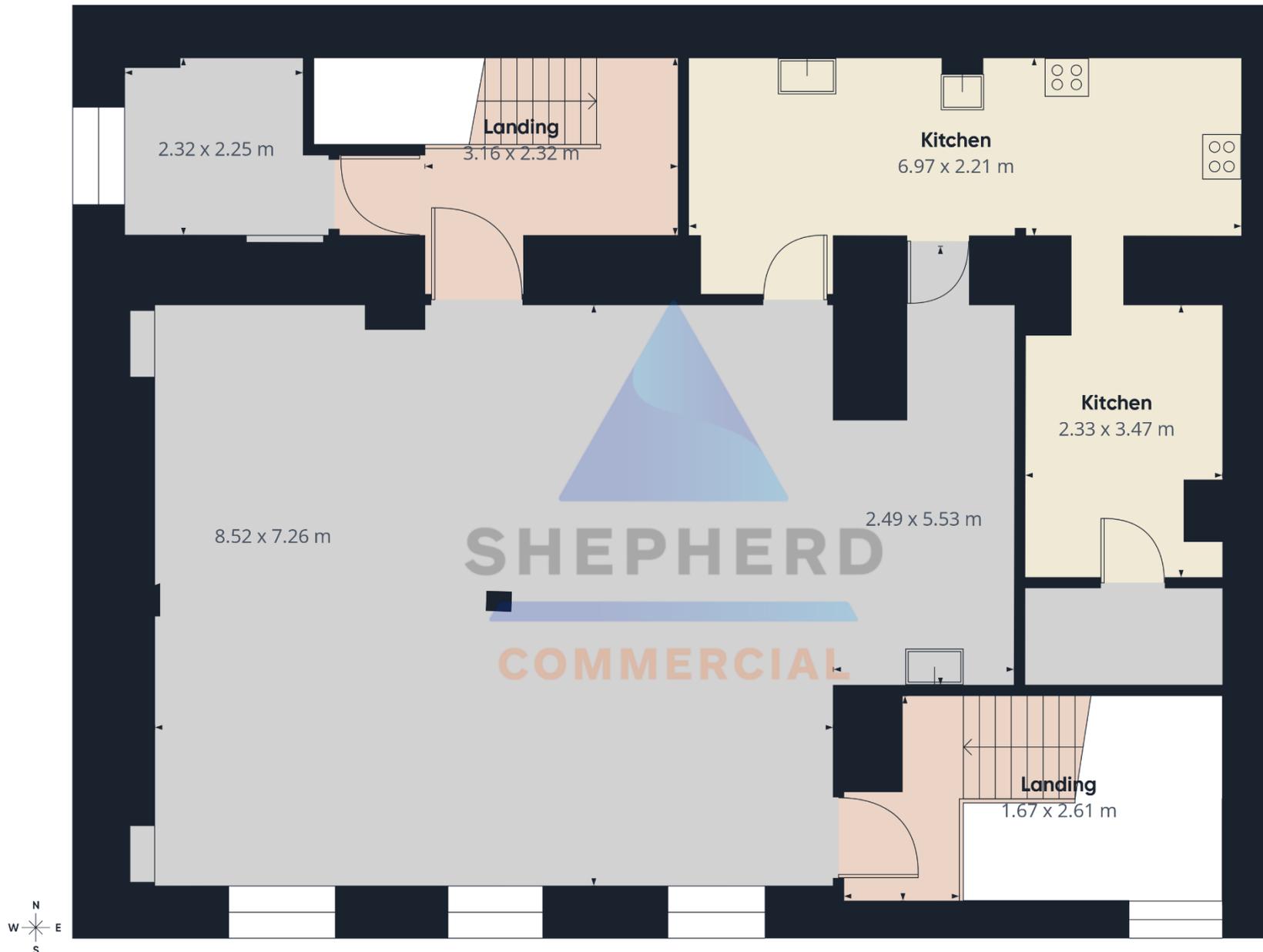
3-5 OGILVIE STREET, DUNDEE, DD4 6SB





# First Floor

3-5 OGILVIE STREET, DUNDEE, DD4 6SB





# Description

3-5 OGILVIE STREET, DUNDEE, DD4 6SB



## DESCRIPTION

The subjects comprise a two-storey property of sandstone construction with a pitched slated roof, formerly operating as Ferrari's Public House.

The ground floor accommodation includes a function room, cellar, storage area, and W.C. facilities. The first floor provides an additional lounge and a fully fitted kitchen.

The property benefits from a secure front area with decking and an on-site car park.

The subjects are suitable for a variety of non-licensed commercial uses, subject to the appropriate consent.

## ACCOMMODATION

|                     | m <sup>2</sup> | ft <sup>2</sup> |
|---------------------|----------------|-----------------|
| <b>Ground Floor</b> | 155.52         | 1674            |
| <b>First Floor</b>  | 145.72         | 1569            |
| <b>Total</b>        | <b>301.24</b>  | <b>3243</b>     |

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



## RENTAL

Our client is inviting offers over £28,000 per annum for a negotiable period.

## RATEABLE VALUE

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

Current Rateable Value: £8,800.

Proposed 2026 Rateable Value: £8,800

The unified business rate for 2025/2026 is 49.8p.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

## VAT

All prices are quoted exclusive of VAT if applicable.

## LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and Registration dues.



## 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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