

**FOR SALE**

**CITY CENTRE RETAIL  
PREMISES – ENTIRE  
BUILDING**

**PROMINENT LOCATION**

**POTENTIAL TO CONVERT  
TO ALTERNATIVE USES  
SUBJECT TO PLANNING**

**NIA: 859.27 SQ. M.  
(9,249 SQ. FT.)**

**OFFERS OVER  
£200,000**



**VIDEO TOUR**



**WHAT 3 WORDS**

**29-31 CASTLE STREET, DUNDEE, DD1 3AD**

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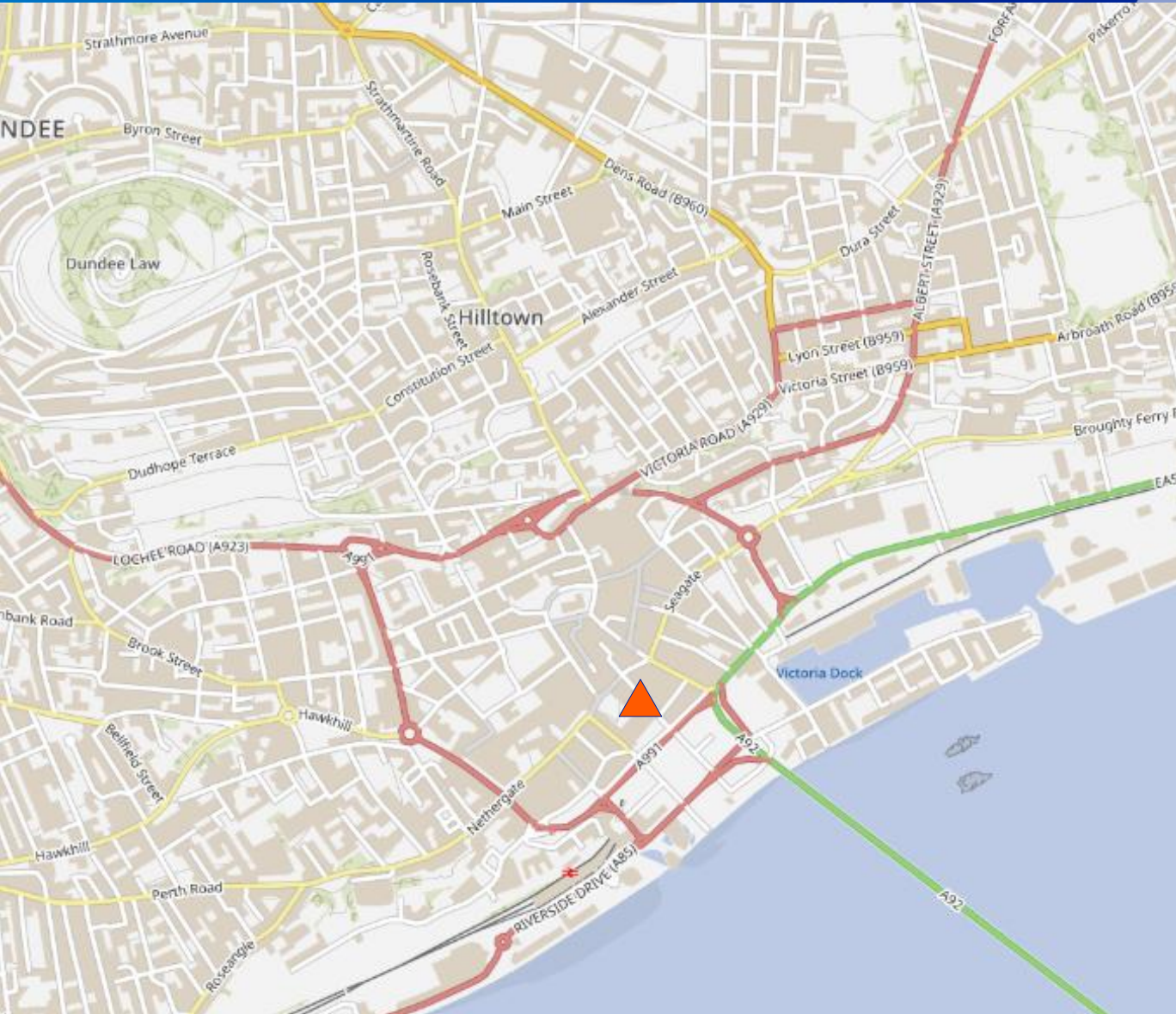
**Jamie Hutcheon** [Jamie.hutcheon@shepherd.co.uk](mailto:Jamie.hutcheon@shepherd.co.uk) | 01382 878005 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

29-31 CASTLE STREET, DUNDEE, DD1 3AD



## 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 city has its own airport with daily flights to London (London City) 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 subjects are located on the west side of Castle Street adjacent to a covered public walkway linking Castle Street and City Square.

Castle Street connects with High Street to the north and runs southwards towards Exchange Street and Dock Street. The central waterfront development area is located a short distance to the south.



FIND ON GOOGLE MAPS



# Floor Plans

29-31 CASTLE STREET, DUNDEE, DD1 3AD



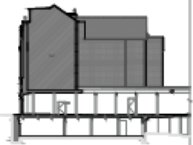
**NORTH ELEVATION**  
SCALE 1:350@A1 / 1:700@A3



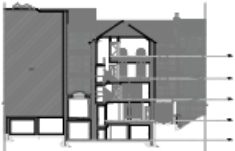
**EAST ELEVATION**  
SCALE 1:350@A1 / 1:700@A3



**SOUTH ELEVATION**  
SCALE 1:350@A1 / 1:700@A3



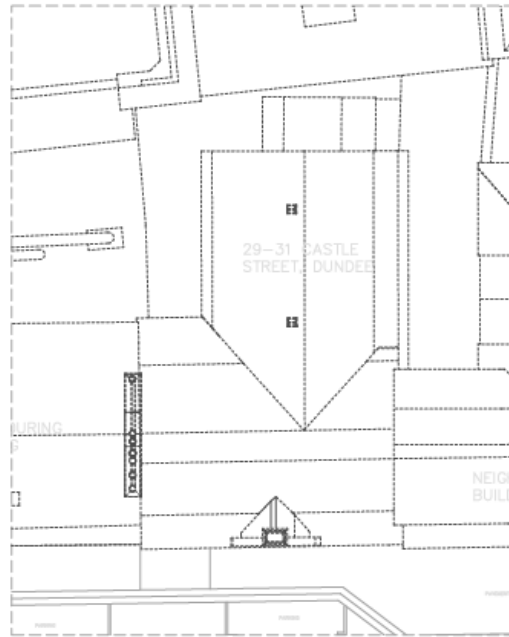
**WEST ELEVATION**  
SCALE 1:350@A1 / 1:700@A3



**SECTION A-A**  
SCALE 1:350@A1 / 1:700@A3



**SECTION B-B**  
SCALE 1:350@A1 / 1:700@A3



**SITE PLAN**  
NT/SCALE



**LOCATION PLAN**  
NT/SCALE

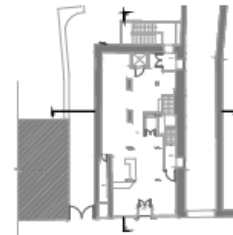


### NOTES GENERALLY.

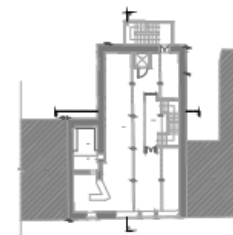
1. Do not scale this drawing. All dimensions and levels to be checked on site by verification prior to ordering of materials.
2. Drawing to be used in conjunction with the specification and all relevant building regulations.
3. Drawing based on record information by others. All works to be carried out in strict accordance with Building Regulations.
4. Check dates and or numbers unless otherwise stated.



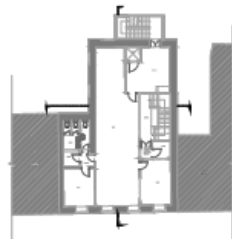
**BASEMENT FLOOR PLAN**  
SCALE 1:250@A1 / 1:500@A3



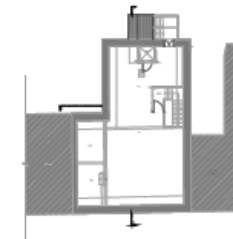
**GROUND FLOOR PLAN**  
SCALE 1:250@A1 / 1:500@A3



**FIRST FLOOR PLAN**  
SCALE 1:250@A1 / 1:500@A3



**SECOND FLOOR PLAN**  
SCALE 1:250@A1 / 1:500@A3



**THIRD FLOOR PLAN**  
SCALE 1:250@A1 / 1:500@A3

No.	Description	Date

3 Prospect Pl, Wavertree, A232 6SY  
 E: info@archlink.co.uk Website: www.archlink.co.uk  
 T: 01224 600075

### MEASURED SITE SURVEY

29-31 Castle Street  
 Dundee

- EXISTING FLOOR PLANS
- EXISTING ELEVATIONS
- EXISTING SECTION
- SITE & LOCATION PLAN

Scale: AS NOTED.

Status: PRELIM.

Date: July 25 Drawing No: ARCHILINK

Project No:	3503	Revision No:	L(00)01
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# Description

29-31 CASTLE STREET, DUNDEE, DD1 3AD

## DESCRIPTION

The subjects comprise a retail unit planned over basement, ground and three upper floors forming part of a Category 'B' Listed tenement building.

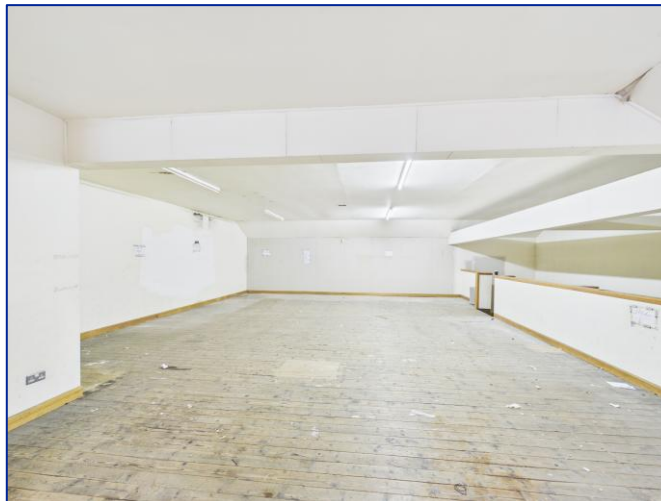
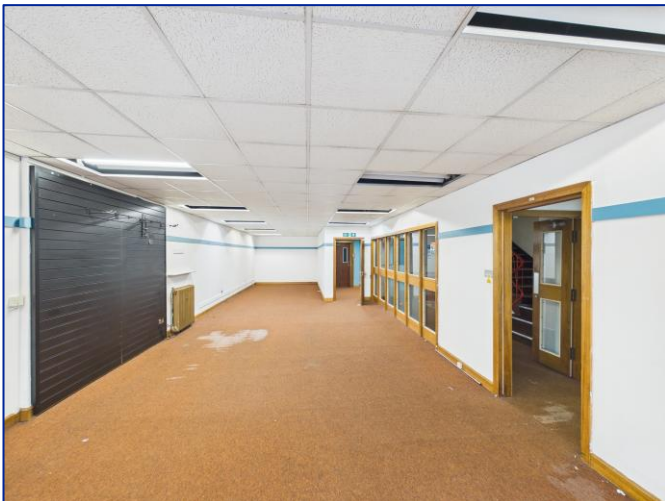
The building was most recently a music shop, which traded from ground, first and second floor levels with the top floor being used for storage purposes and the basement for storage and workshop/repair purposes.

The subjects would lend itself to a variety of uses subject to the appropriate consent or planning permission.

## ACCOMMODATION

	m <sup>2</sup>	ft <sup>2</sup>
Basement	281.21	3,070
Ground Floor	125.69	1,353
First Floor	148.31	1,596
Second Floor	139.07	1,497
Third Floor	160.99	1,733
<b>Total</b>	<b>859.27</b>	<b>9,249</b>

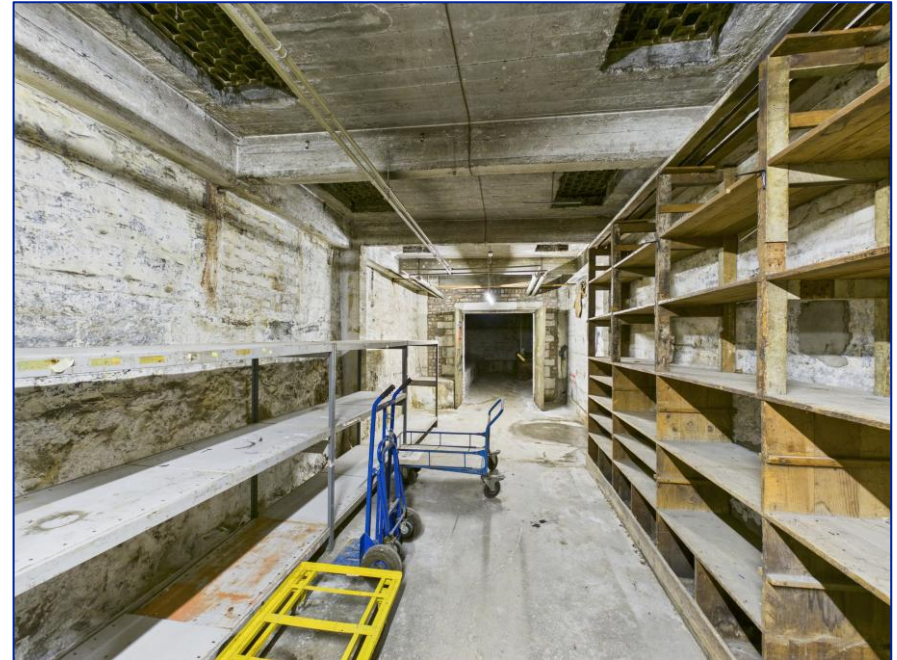
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





# Description

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## PRICE

Our client is inviting offers in excess of £200,000 for their heritable interest.

## PLANNING

The subjects provide an opportunity for conversion and alternative uses. All interested parties should make their own enquiries to Dundee City Council Planning Department.

## RATEABLE VALUE

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

Rateable Value: £27,100.

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

## ENERGY PERFORMANCE CERTIFICATE

The subjects have been assessed for energy performance purposes and have a current rating of "D". Full EPC details upon request.

## VAT

No VAT will be payable on this Sale.

## 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:



**Gavin Russell**

[g.russell@shepherd.co.uk](mailto:g.russell@shepherd.co.uk)



**Jamie Hutcheon**

[jamie.hutcheon@shepherd.co.uk](mailto: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.

[shepherd.co.uk](http://shepherd.co.uk)