

# TO LET

## PROMINENT RETAIL UNIT

Substantial retail property fronting busy shopping street with on street loading facility

Bus pick up/drop off facilities opposite

Off street parking within short walking distance

Close to Overgate Shopping Centre, Railway Station and Central Waterfront

GROUND FLOOR – 1,668 SQ. FT.

RENT – £37,500 per annum



22-24 WHITEHALL STREET, DUNDEE, DD1 4AF

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# Location

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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).

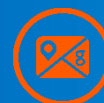
Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The city has its own airport with daily flights to London (London Heathrow) 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 subject property occupies a prominent central location on Whitehall Street, close to the entrance of the Overgate Centre and the City Centre. Nearby occupiers include Nando's, CeX, Wagamama, Duncan & Todd Opticians and Primark.

Street traders map



FIND ON GOOGLE MAPS



# Description

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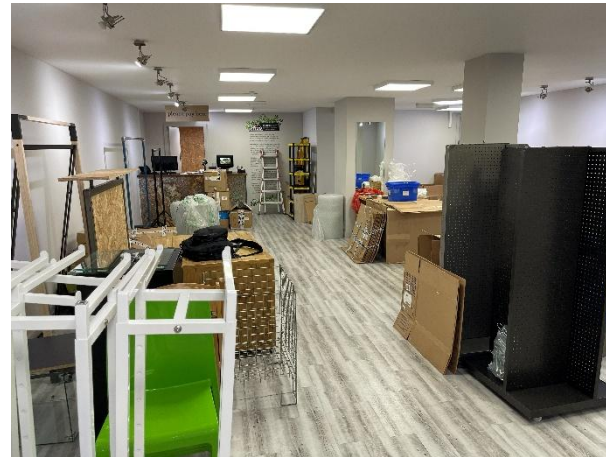
Ground Floor Sales



Ground Floor Sales



Basement Sales



Mezzanine Sales

The subjects comprise a retail unit planned over ground, basement, mezzanine and first floor levels forming part of two connected town centre tenement buildings.

The majority of the accommodation forms part of a building known as 16/24 Whitehall Street, a substantial stone and slate terraced tenement with a mansard style slate roof with a platform top and solid and suspended timbers floors.

The building connects over a rear alleyway into a terraced building fronting Crichton Street, also of stone construction with a mansard style roof and suspended timber floors.

Neighboring occupiers fronting Whitehall Street include Fisher & Donaldson, Duncan & Todd and a Premier Stores with Post Office counter, while businesses fronting Crichton Street include Brian Davidson Opticians, First Mortgages and Serendipity to name a few.

The property is entered from Whitehall Street which is a busy shopping street and opposite a major bus drop off/pick up facility.

|              | M <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 155.02         | 1,668           |
| Basement     | 163.01         | 1,754           |
| Mezzanine    | 65.99          | 710             |
| First Floor  | 29             | 312             |
| <b>TOTAL</b> | <b>413</b>     | <b>4,444</b>    |

The floors areas are presented on a net internal basis.



## Planning

The subjects benefit from having Class 1A consent.

## EPC

An EPC report is available on request.

## Rates

Rateable Value - £33,900

UBR (2026/27) - £0.481

Rates payable - £16,306 per annum

## Lease

The premises are available by way of a new FRI Lease.

## Rent

Offers over £37,500 per annum exclusive of VAT are invited.

## Entry

Upon conclusion of legal formalities.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MAY 2026

## 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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