



## 30 WHITEHALL STREET, DUNDEE, DD1 4AF

- PROMINENT CITY CENTRE BUILDING
- NATIONAL OPERATORS CLOSE BY
- EXCELLENT DISPLAY FRONTAGE
- AMPLE ON STREET CAR PARKING CLOSE-BY
- CLOSE TO MALMAISON AND DUNDEE WATERFRONT DEVELOPMENT INCLUDING V&A MUSEUM AND DUNDEE TRAIN STATION.
- EXISTING BAR/RESTAURANT CONSENT

## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000.

The city is the regional centre for commerce, retailing and employment within Tayside and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within a 90 minute driver time.

More precisely, the subjects are located on Whitehall Street, close to its junction with Whitehall Crescent in a mixed commercial/residential area. Whitehall Street benefits from significant pedestrian and vehicle traffic given its central location.

Surrounding operators include; Malmaison, Tony Macaroni and the Overgate Shopping Centre, with Dundee's Waterfront Development a short distance away.

The approximate location of the subjects is shown on the OS plan to the side.

## DESCRIPTION

The subjects comprise extensive cafe contained within a mid-terraced traditionally constructed building. The property benefits from excellent glazed display frontage onto Whitehall Street.

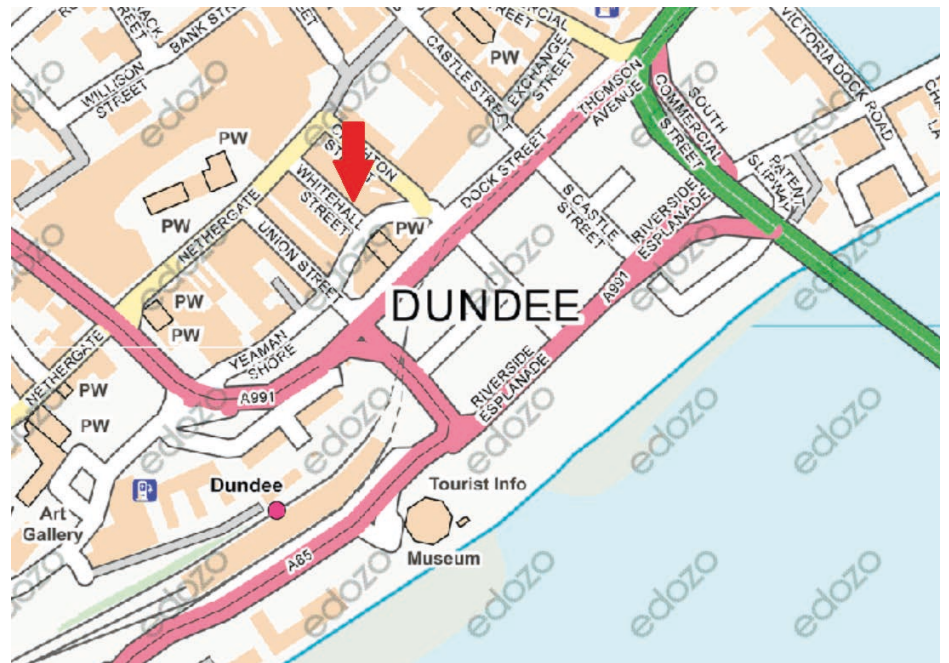
The premises most recently traded as a bakery and cafe, albeit do have a bar/restaurant consent. The property has recently been refurbished and has a well presented, modern finish. On street car parking is available close by.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd Edition and estimate the following Net Internal Floor areas as:

Description	Sq m	Sq ft
Ground	156.00	1,680
Basement	175.00	1,885

The subjects can be made available in part or whole with further information available from the Sole Letting Agents.



## TERMS

The subjects are offered for Lease on Full Repairing and Insuring Terms with rental offers invited in the region of £35,000 per annum.

Further information in this regard is available from the Sole Letting Agents.

## RATEABLE VALUE

The subjects are entered into the Valuation Roll at a rateable value of £45,900.

The unified business rate for 2021/22 is 49p, exclusive of water and sewerage rates.

## EPC

Available upon request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenants should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## LEGAL EXPENSES

Each party will be responsible for their own legal fees.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing please contact:



**Garth Davison**

Associate

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: May 2021