

TO LET
CLASS 1A



30-32 Park Avenue
Dundee
DD4 6NF

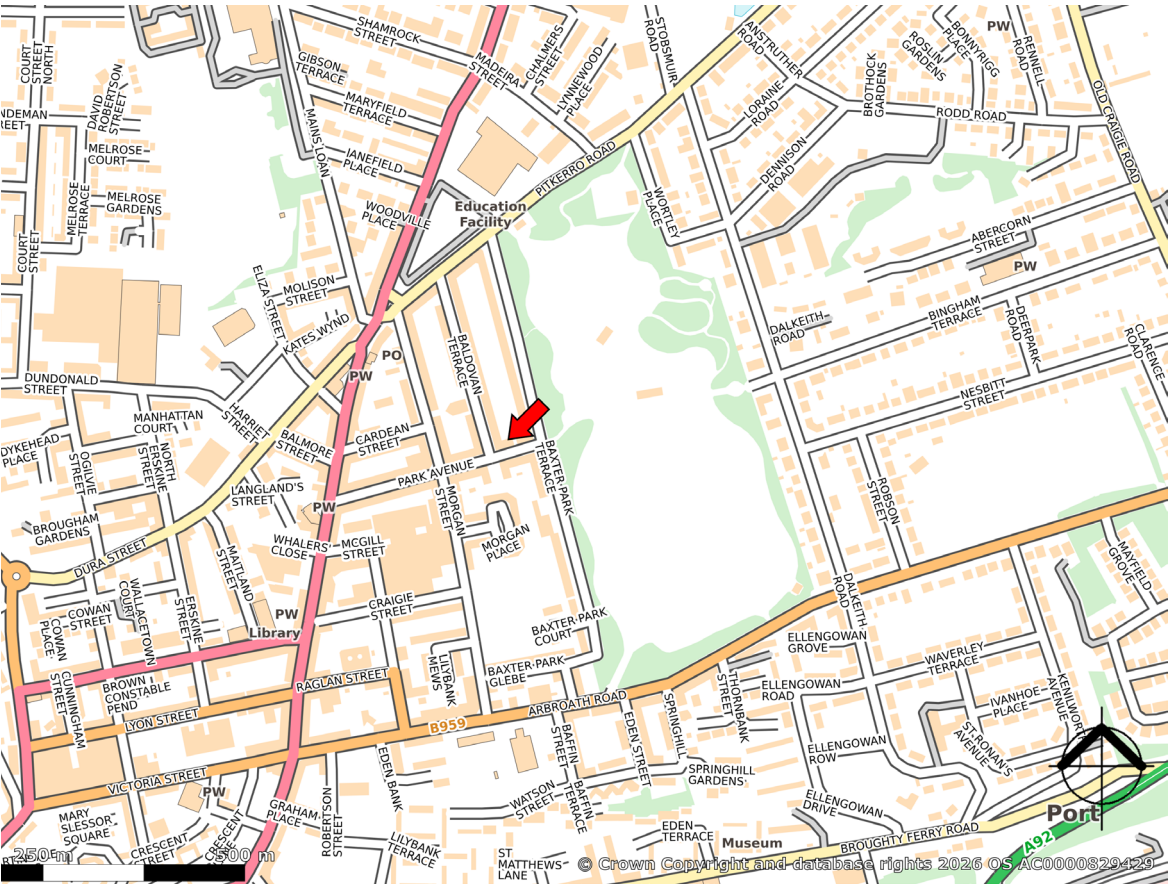
- Ground Floor Commercial Unit
- Attractive Glazed Return Frontage
- Extends to 59.09 sq.m. / 636 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

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 90% of the country’s population within 90 minutes’ drive time.

More precisely, the subjects are located on the corner of Park Avenue and Baldovan Terrace. The property is well situated within a popular established residential and commercial area close to Albert Street, the principal north arterial route into Dundee City Centre. There is a wide range of local amenities close by.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor commercial unit within a traditional stone built tenement building. The subjects benefit from a highly visible attractive double return frontage with access on the corner from a recessed pedestrian door.

Internally, the subjects comprise a reception area and WC along with a main salon area for at least 6 work stations. The subjects also include kitchenette/staff roof and office/storage.

The subjects may suit a variety of uses subject to consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Net Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Ground Floor	59.09	636

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £5,200.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.



EPC

Available on request.

PRICE

The subjects are available To Let on standard full repairing and insuring commercial terms with rental offers in the region of £6,500 per annum invited.

Further information is available from the Sole Letting Agents.

VIEWING

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

To arrange a viewing please contact:



GRANT ROBERTSON

Senior Director

grant.robertson@g-s.co.uk
07900 265 516



CHARLES CLARK

Property Agent

charles.clark@g-s.co.uk
07423 693 461

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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.