



TO LET

**19 Commercial Street, Dundee,
DD1 3DD**

**Retail
1,303 sq ft**

Established retail premises with attractive traditional frontage situated in the heart of Dundee Waterfront.

- EXCELLENT CITY CENTRE POSITION
- PROMINENT FRONTAGE
- OPEN PLAN RETAIL SPACE
- CLOSE TO DUNDEE WATERFRONT
- 25% RATES RELIEF TO QUALIFYING OCCUPIERS

Location

The premises is located on the East side of Commercial Street, between its junctions with Dock Street and Exchange Street, within a busy arterial route in to the city centre. Commercial Street is a busy thoroughfare and bus route running directly in front of the property.

The subjects are well placed to take advantage of improvements in the city due their close proximity to the Waterfront and Dundee's city centre.

Dundee is Scotland's fourth largest city with a population of approximately 145,000 and an estimated catchment population in excess of 350,000. The city is the administrative and commercial centre for the Tayside area and is well served by an excellent communications network. The city is within 90 minutes travel time of approximately 90% of the population of Scotland, and lies approximately 65 miles north of Edinburgh, 22 miles east of Perth and 65 miles south of Aberdeen.

Description

The subjects comprise a ground floor retail unit within a four storey sandstone and slate mid-terraced tenement building, with the upper floors being utilised for residential accommodation.

Internally, the property is arranged to provide a large open plan front shop with W.C facilities and stores/staff area to the rear. A loading door provides access from the rear of the building.

Externally the unit has a modernised traditional style glazed frontage providing excellent natural light within.

Availability

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the net internal area to be as follows:-

Floor	sq m	sq ft
Ground	121.05	1,303

Terms

The subject is available to lease on tenants full repairing terms at a rent from £15,000 per annum.

Viewing

Strictly by appointment by the sole agents.

Business Rates

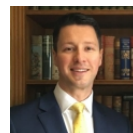
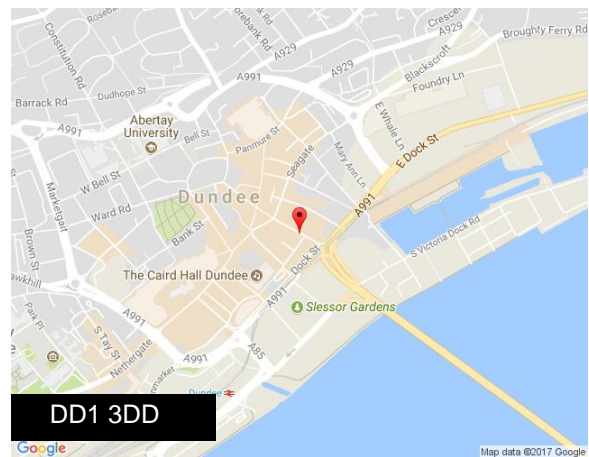
Rates Payable: £7,610.50 per sq ft
(based upon Rateable Value: £15,500 and UBR: 49.1p)
Qualifying occupiers may benefit from 25% rates relief.

Rent

£15,000 per annum

Energy Performance Rating

Available upon request.



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Date: 09/07/2019

