



20A Whitehall Crescent, Dundee, DD1 4UA

CITY CENTRE RETAIL PREMISES

Tenure	To Let
Available Size	485 sq ft / 45.06 sq m
Rates Payable	£4,382.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£8,800
EPC Rating	Upon Enquiry

### Key Points

- ATTRACTIVE FRONTAGE
- MODERN FIT-OUT
- PROMINENT POSITION
- HIGH FOOTFALL

# 20A Whitehall Crescent, Dundee, DD1 4UA

## Description

The subjects comprise the ground floor of a substantial, four storey and attic Category B Listed building of sandstone and slate construction. They provide well presented city centre retail premises located in the popular Waterfront area.

Internally, the accommodation is arranged to provide an open plan ground floor retail space with separate rear display area / storage and staff WC situated to the rear.

The premises are finished to an excellent, modern standard and benefit from quality laminate wood effect flooring, a mix of fluorescent and spot lighting and wall mounted electric heaters and storage heaters. Ample storage is provided by way of a large walk in cupboard and separate store accessed from the entrance vestibule.

The premises benefit from a prominent frontage that runs the full length of the property.

## Location

The subjects are located within the heart of the Dundee Waterfront, part of a £1 Billion upgrade "to transform the City of Dundee into a world leading waterfront destination for visitors and businesses" - Dundee Waterfront Vision. The V&A Museum, Malmaison Hotel, Overgate Shopping Centre and Dundee Rail Station are located nearby the subject premises.

Dundee is Scotlands fourth largest city, with an estimated population in the region of 145,000 and a catchment population of approximately 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with the larger centres of Aberdeen, Edinburgh and Glasgow all within a 90 minute drive time.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring practice 6th Edition as follows:

Ground Floor - 485 sq ft (45 sq m).

## Terms

The premises are available on tenant's full repairing and insuring terms for a term to be negotiated at a rental of £14,000 per annum.

## Business Rates

Rates Payable: £4,312 per annum (based upon Rateable Value: £8,800 and UBR: 46.6p)

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Viewing Arrangements

Please contact the sole marketing agents, Westport Property, to arrange a viewing.



## Viewing & Further Information



Fergus McDonald  
01382 225517 | 07900 474406  
fergus@westportproperty.co.uk



Michael Clement  
01382 225517 | 07788 661 358  
michael@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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