

**LEASE FOR SALE  
PROMINENT RETAIL UNIT WITHIN CITY  
CENTRE**

**6B WHITEHALL STREET  
DUNDEE  
DD1 4AA**

**LOCATION**

Dundee is Scotland's fourth largest city with a catchment population of circa 515,000 persons and an estimated population of circa 140,000 persons.

The property occupies a prominent position within Whitehall Street in the immediate vicinity of the Overgate Centre and adjacent to CEX. Nearby retailers include Tiso, Toni Macaroni and Mozza.

**DESCRIPTION**

The property comprises the ground floor within 4 storey building, with the upper floors given over to residential accommodation. The property is primarily open plan with accommodation to the rear.

**ACCOMMODATION**

From our measured inspection the property extends to the following areas and dimensions:

Gross Frontage:	32' 8"	(9.95 m)
Net Frontage:	31' 0"	(9.44 m)
Net Internal Area:	2,050 ft <sup>2</sup>	(190.44 m <sup>2</sup> )

**LEASE TERMS**

The property is held on the residue of an existing full repairing and insuring lease which is due to expire the 30<sup>th</sup> April 2027. The current passing rent is £40,000 per annum exclusive and is subject to a forthcoming rent review with effect from the 1<sup>st</sup> May 2022. Further details on request.

Offers are sought for our client's leasehold interest on the basis of a co-terminous sub-lease.



**RATES**

The property is entered in the Valuation Roll as follows:

Description:	Betting Office
Rateable Value:	£41,700

**ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed as Band 'F'. A copy of the Certificate is available on request.

**LEGAL COSTS**

Each party to be responsible for their own legal costs, with the ingoing Tenant being responsible for LBTT together with any costs incurred by the Landlord.

**MONEY LAUNDERING REGULATIONS**

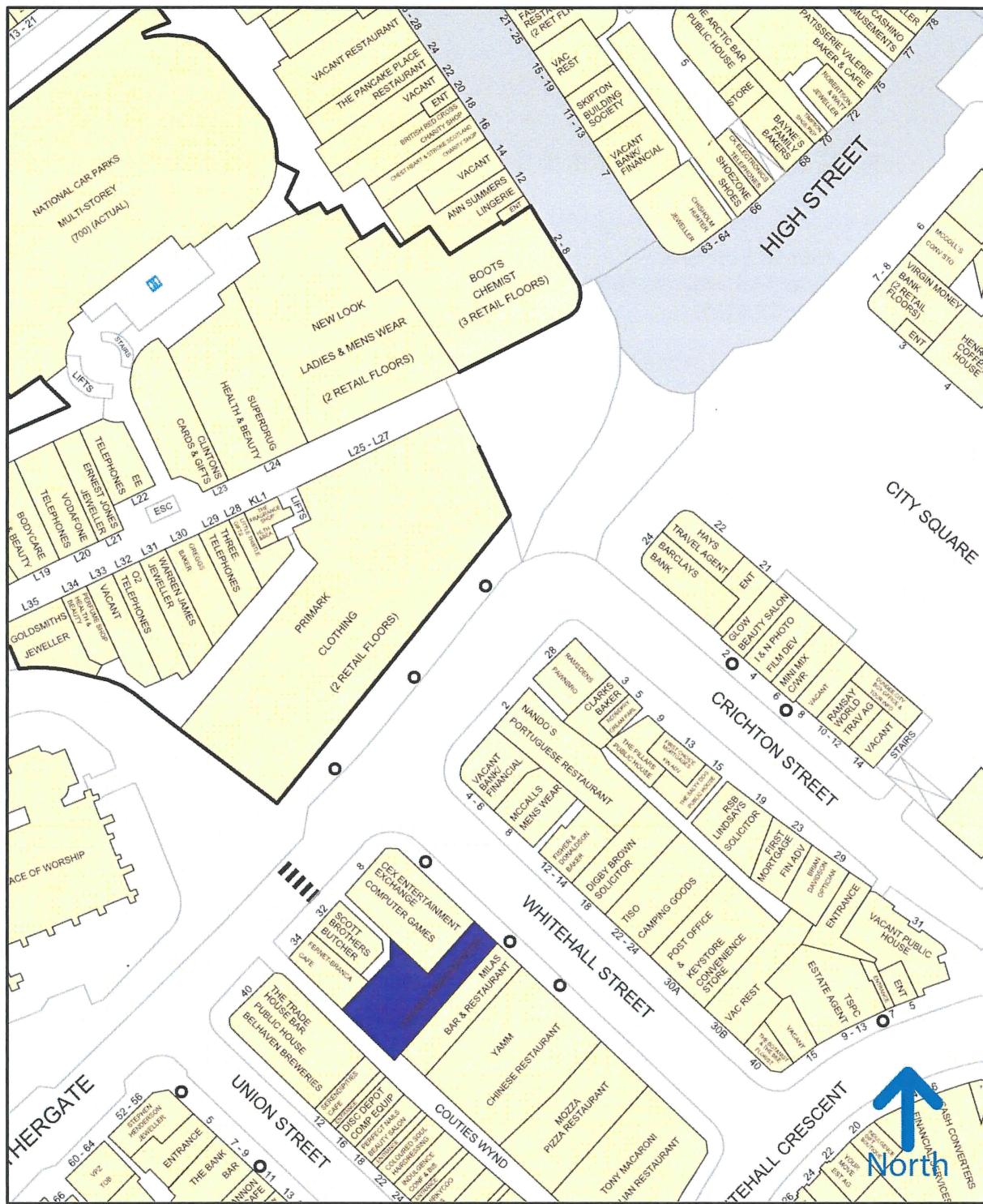
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

**VIEWING/FURTHER INFORMATION**

Strictly by appointment through the sole agents:

Whitelaw Baikie Figes  
Contact: Gavin Anderson  
Tel: 0141 221 6161  
Email: [gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)

## LOCATION PLAN



Details Published 10<sup>th</sup> March 2022

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