

**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 ²	(190.44 m ²)

LEASE TERMS

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

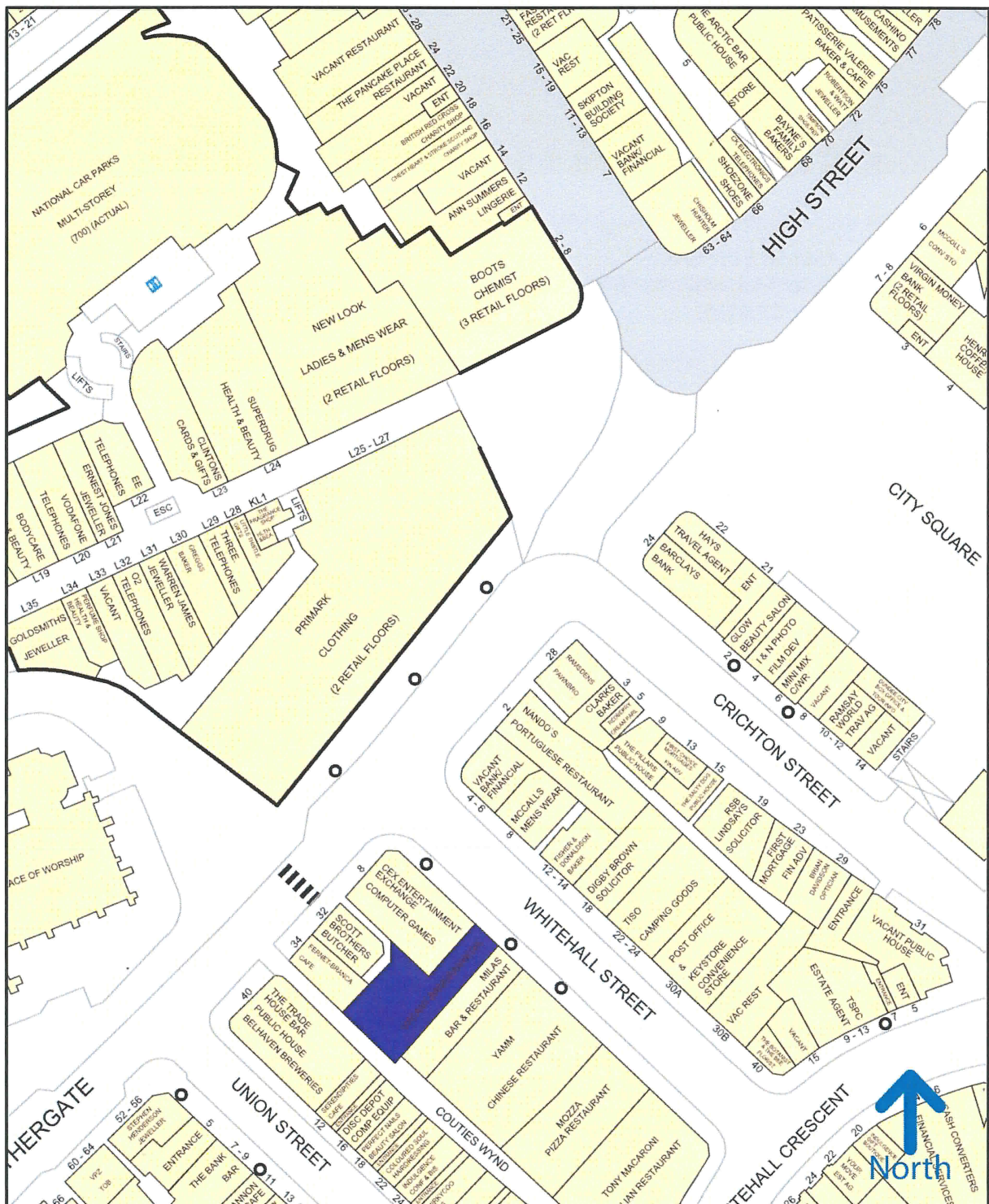
To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

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

LOCATION PLAN



Details Published 10th March 2022

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The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change without our control.

Whitelaw Baikie Figs for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figs has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.