

TO LET

**OFFICE / RETAIL
PREMISES**

**PROMINENT CITY CENTRE
LOCATION**

**SUITABLE FOR A VARIETY OF
USES (SUBJECT TO CONSENT)**

ON-STREET PARKING

**NIA: 214.6 SQ M.
(2,310 SQ FT.)**

**RENTAL OFFERS OVER £12,000
PER ANNUM**



WHAT 3 WORDS



37 DOCK STREET, DUNDEE, DD1 3DR

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Location

37 DOCK STREET, DUNDEE, DD1 3DR



LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen circa 105 kilometres (65 miles) to the north and Edinburgh circa 96 kilometres (60 miles) to the south overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

The subjects are located on Dock Street near its junction with Commercial Street on the southern periphery of Dundee City Centre, in close proximity to the Tay Road Bridge and in the heart of the Waterfront Development Area.



FIND ON GOOGLE MAPS





DESCRIPTION

The subjects comprise an extensive retail unit over ground and basement level accessible via timber stairs.

The unit benefits from a large frontage onto Dock Street and would be suitable for a variety of commercial uses (subject to consent).

RENTAL

Our client is inviting offers in excess of £12,000 per annum for their leasehold interest on an FRI basis.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £12,600.

Draft 2026 Rateable Value: £14,500.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

ACCOMMODATION

	m ²	ft ²
Ground	89.37	962
Basement	125.24	1,348
Total	214.61	2,310

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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