

**TO LET/MAY SELL**  
**RETAIL/OFFICE/CLASS 1A**



**6 South Victoria Dock Road**  
**Dundee**  
**DD1 3BQ**

- Ground Floor Commercial Unit
- Close to Dundee City Centre
- Shell Condition Ready for Occupier Fitout
- 6 Car Parking Spaces
- Extends to 232 sq.m. / 2,500 sq.ft.
- Benefits from Class 1A or other uses - subject to consents

## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.



More precisely, the subjects are located within the City Quay area of Dundee immediately to the south of the City Centre, in an area which has undergone major redevelopment providing high quality office accommodation and residential dwellings. The City Quay location is a 5 minute walk from the Dundee Bus Station and less than 10 minutes walk from the railway station.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground floor commercial unit within a 6 storey new build residential building.

The unit benefits from two pedestrian access doors directly from South Victoria Dock Road at each end of the unit.

The unit is in shell condition ready for occupier fit out.

The property has Class 1A use and may be suitable for other uses, subject to consents.

The subjects benefit from 6 car parking spaces directly outside.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Gross Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Retail	232	2,500

## RATEABLE VALUE

The subjects will be assessed upon occupation.



## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

## EPC

Available on request.

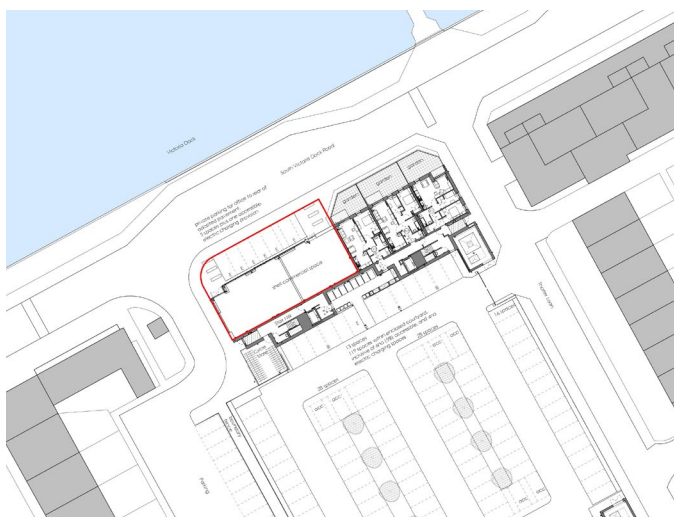
## PRICE

The subjects are available To Let at a rent of £50,000 per annum.

Alternatively, the subjects may be available For Sale with offers over £400,000 invited for the heritable interest. Further information is available from the Sole Agents.

## VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



**ANDREW DANDIE**  
Partner

andrew.dandie@g-s.co.uk  
07803 896 967



**CHARLES CLARK**  
Commercial Property Agent

charles.clark@g-s.co.uk  
07423 693 461

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Feb 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.