

TO LET / FOR SALE

CAFÉ / RETAIL PREMISES

PROMINENT LOCATION IN DUNDEE CITY CENTRE

SUITABLE FOR A VARIETY OF USES

NIA: 85.9 SQ. M.
(925 SQ. FT.)

RENTAL OFFERS OVER
£20,000 PER ANNUM

OFFERS OVER
£200,000



VIDEO TOUR



WHAT 3 WORDS



35 REFORM STREET, DUNDEE, DD1 1SH

CONTACT: **Scott Robertson** s.robertson@shepherd.co.uk | 01382 878005

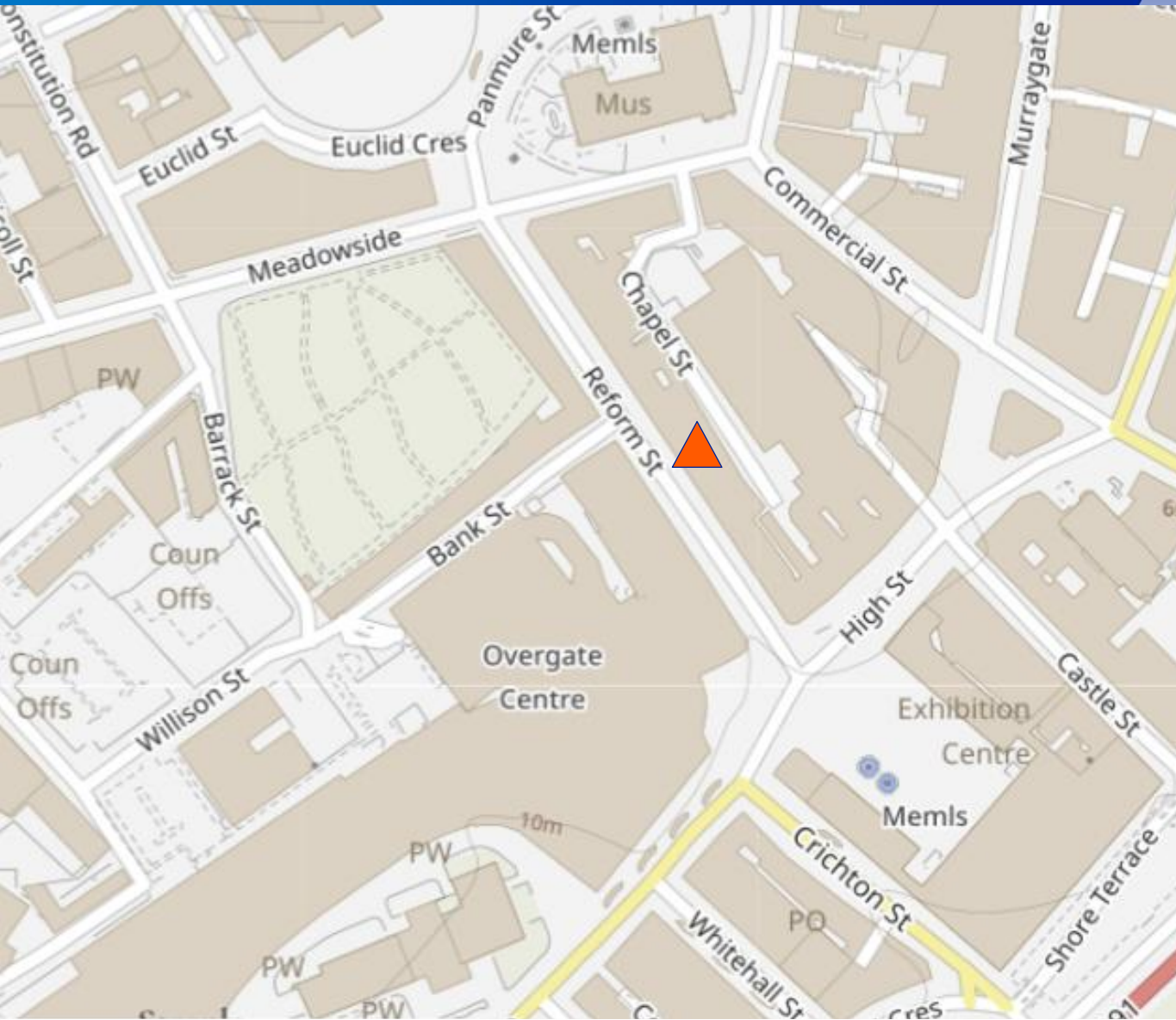
Jamie Hutcheon jamie.hutcheon@shepherd.co.uk | 01382 878005 | [shepherd.co.uk](https://www.shepherd.co.uk)





Location

35 REFORM STREET, DUNDEE, DD1 1SH



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 Reform Street, a busy thoroughfare within the centre of Dundee, in close proximity to the Overgate Shopping Centre which is the principal retail destination in Tayside.

Nearby occupiers include McDonalds, Boots, Taco Bell, Wendy's, Santander and several others national operators.

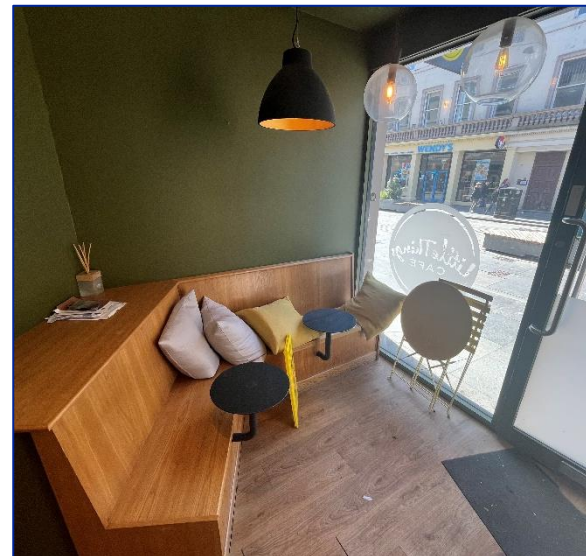
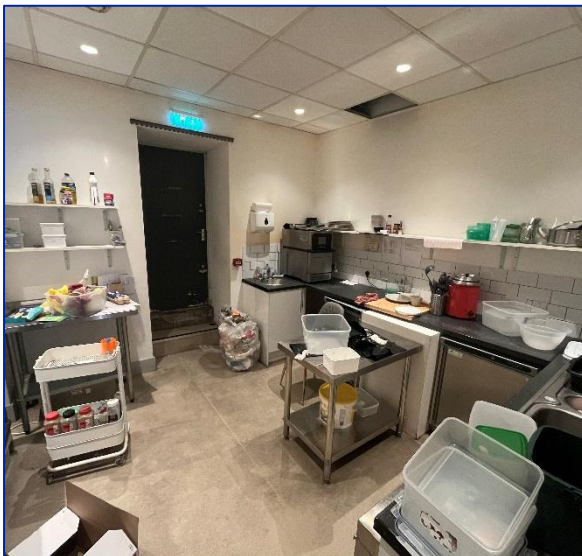


FIND ON GOOGLE MAPS



Description

35 REFORM STREET, DUNDEE, DD1 1SH



DESCRIPTION

The subjects comprise a retail unit arranged over the ground floor and basement of a three-storey plus attic and basement tenement building of stone construction.

The property would be suitable for a variety of uses subject to the appropriate consent.

Internally the premises are currently arranged as a café and comprises a front customer seating area, service counter, kitchen facilities located to the rear and an accessible W.C.

The basement provides further storage, and an additional W.C.

ACCOMMODATION

	m ²	ft ²
Ground	55.28	595
Basement	30.62	330
Total	85.90	925

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).



LEASE TERMS

Our client is inviting rental offers of £20,000 per annum for a negotiable period.

PRICE

Our client is inviting offers in excess of £200,000 for their heritable interest.

RATEABLE VALUE

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

Rateable Value: £17,200.

The unified business rate for 2025/2026 is 49.8p

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

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:



Scott Robertson

s.robertson@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square Dundee DD1 1XA

t: 01382 878005



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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