

**TO LET**  
RETAIL/COMMERCIAL UNIT



59-61 Gellatly Street  
Dundee, DD1 3DZ

- Ground and Basement level commercial unit
- Close to Dundee's Waterfront & city centre
- Mixed commercial location
- NIA: 278.68 sq.m (2,999 sq.ft)



## 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 Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time.

More precisely, the subjects are situated on the east side of Gellatly Street within the heart of Dundee city centre. The subjects lie within a mixed commercial area with neighbouring operators including a public house, newsagent, bookmakers, takeaway and the likes. Upper floor accommodation is predominantly residential in its use.

Gellatly Street multi-storey car park is located a short distance to the south of the property.

The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a retail unit laid out over ground and basement floor levels. The property is contained within a four storey, attic and basement tenement building.

Access to the property is via a single pedestrian entrance door accessed directly off the street level. Internally the subjects offer retail accommodation at ground floor over a split level. General configuration is reasonably regular in its shape, bright, modern and well presented.

Basement accommodation is utilised for storage purposes only.

The subjects may suit a variety of commercial uses, subject to the appropriate consents.

## ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following net internal area:

278.68 sq.m (2,999 sq.ft)

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £14,900.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

## EPC

Available on request.

## TERMS

The subjects are available To Let on commercial terms.

Further information available via the Sole Letting Agents.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING AND OFFICE ADDRESS

Viewing is through the sole letting agents.

To arrange a viewing please contact:



**Garth Davison**

Director

07809 490 581

Garth.Davison@g-s.co.uk



**Charle Clark**

Property Agent

07423 693 461

Charles.Clark@g-s.co.uk

## 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

## 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2025