

TO LET
COMMERCIAL /CLASS 1A

 **GRAHAM
SIBALD**



**4 Whitehall Crescent
Dundee, DD1 4AY**

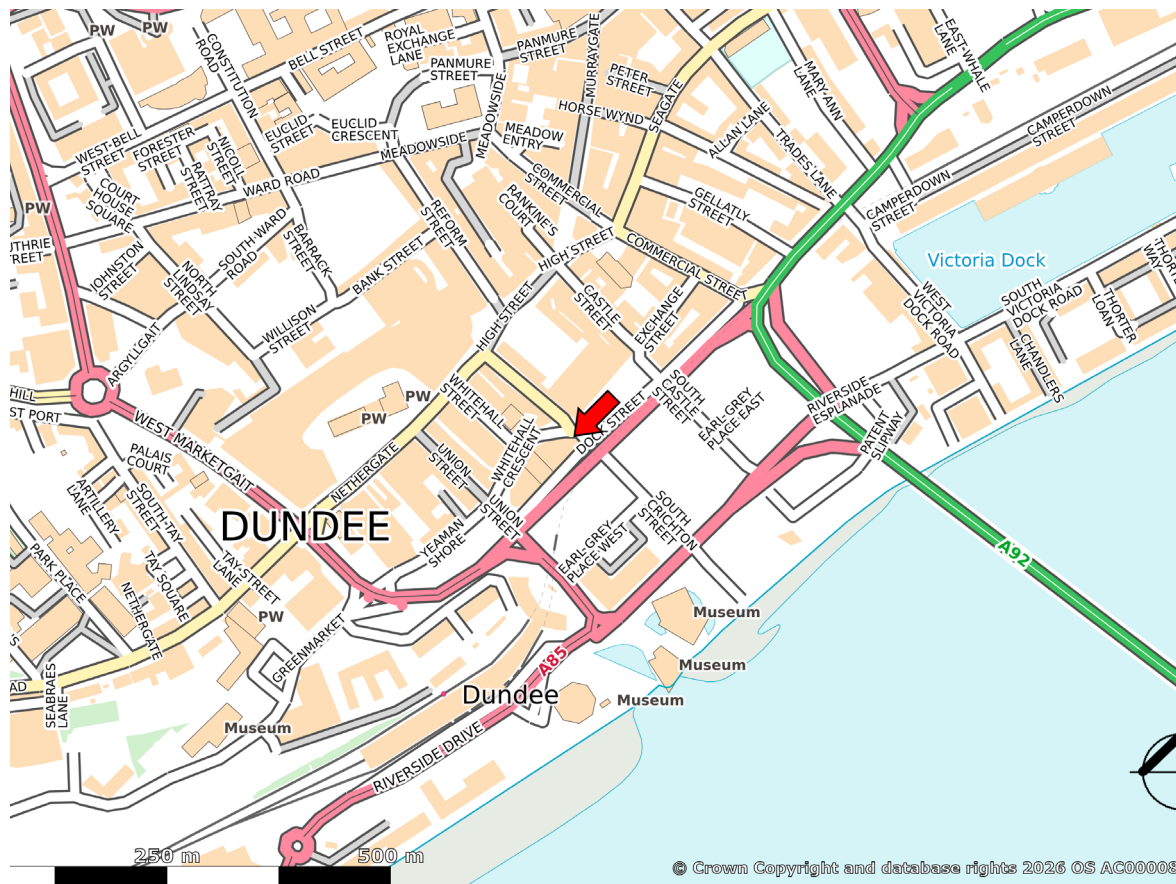
- Ground + Basement Floor Commercial Unit
- Attractive Glazed Frontage
- City Centre Location
- Extends to 67.0 sq.m. / 721 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

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 on Whitehall Crescent, on the east side, close to the junction with Crichton Street and Dock Street and nearby the ongoing Waterfront Development.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground and basement floor commercial unit contained within a traditional mid terraced 4 storey + attic + basement tenement under a pitched and slated roof.

Internally, the property comprises a main retail/office area on the ground floor.

The basement comprises an office and storage along with WC and kitchenette facilities.

The property benefits from an attractive glazed frontage and is accessed directly from Whitehall Crescent via a recessed glazed door.

ACCOMMODATION

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

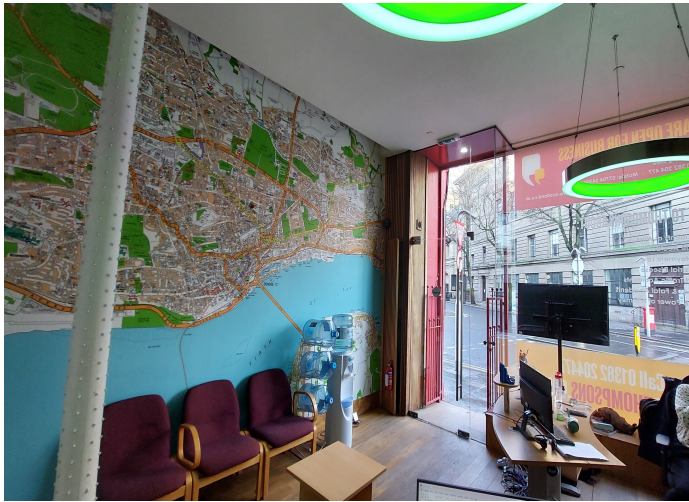
Description	Size (SQ.M)	Size (SQ.FT)
Ground	34	366
Basement	33	355
Total	67	721

RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,600.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.



To arrange a viewing please contact:



GRANT ROBERTSON

Director

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CHARLES CLARK

Commercial Property Agent

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07423 693 461

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 £15,000 per annum. Further information is available from the Sole Letting Agents.

VIEWING

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

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: Jan 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.