

FOR SALE
INVESTMENT / COMMERCIAL



29-33 Exchange Street
Dundee
DD1 3DJ

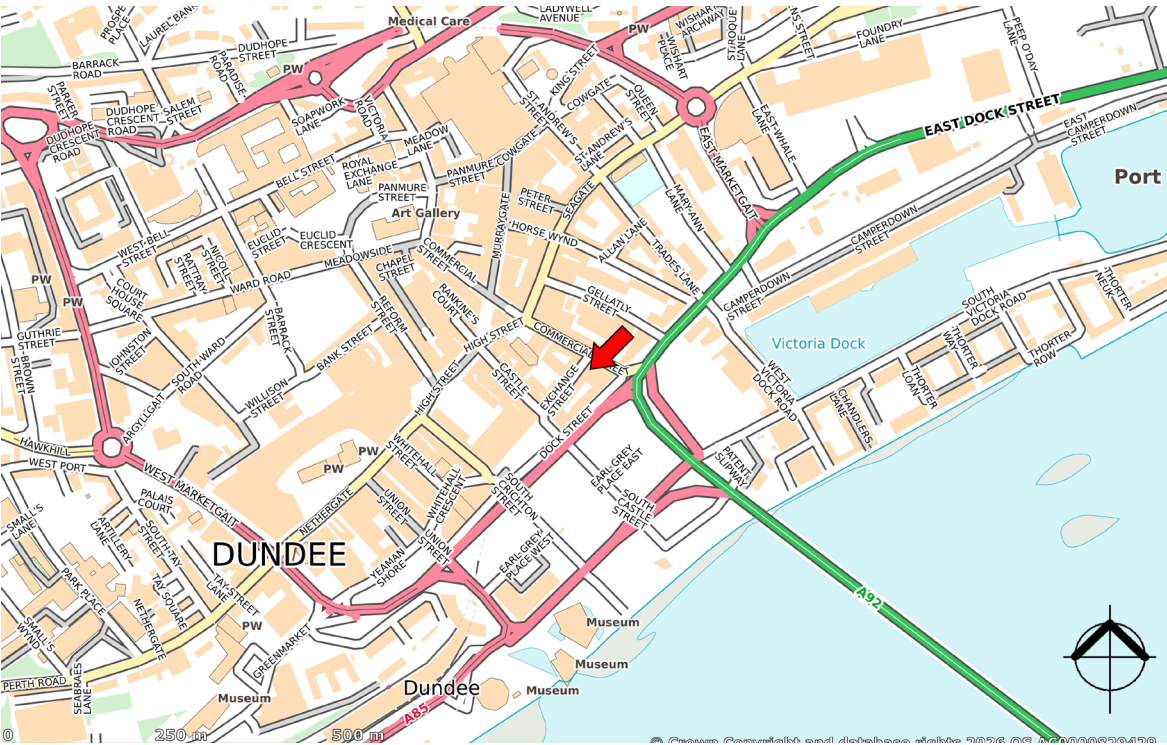
- Entire Mid Terraced Tenement
- Located in Dundee City Centre
- Multi-Let Investment Opportunity
- Long standing commercial tenants
- Value Add Opportunity on Re-Letting
- Extends to approx. 424.88 sq.m. / 4,573 sq.ft.

LOCATION

Dundee is Scotlands fourth largest city with an estimated population in the region 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.

The subjects themselves are located on the south side of Exchange Street, close to its junction with Commercial Street. The subjects is in close proximity to numerous local and national occupiers. Metered on street car parking is available with public car parking and transport routes located within the immediate vicinity.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a Category 'C' listed traditional 3 storey plus attic and basement traditional stone and slate mid terraced tenement building held under a pitched roof.

The subjects comprise 2 ground floor commercial units at 29 and 33 Exchange Street. The subjects at 31 Exchange Street comprise the first, second and attic floors of the tenement block as well as access to a basement. The accommodation is split to provide 4 self-contained offices /studios.

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 Areas:

Floor	Description	Size (SQ.M.)	Size (SQ.FT.)
29 Exchange Street	Dundee Historic Environment Trust	54.34	585
33 Exchange Street	Vacant	55.03	592
1L, 31 Exchange Street	Prestige Medical Beauty	48.73	525
1R, 31 Exchange Street	Gerard Laing (tailors)	57.92	623
2L, 31 Exchange Street	Office	104.43	1,124
2R, 31 Exchange Street	Office	104.43	1,124
Total		424.88	4,573

TENANCY SCHEDULE

Floor	Tenant	Rent	Lease Expiry
29 Exchange Street	Dundee Historic Environment Trust	£7,500 pa	Year to Year
33 Exchange Street	Vacant	-	-
1L, 31 Exchange Street	Prestige Medical Beauty	£1,421 pa	April 2029
1R, 31 Exchange Street	Gerard Laing (tailors)	£2,000 pa	Year to Year
2L, 31 Exchange Street	Adam Alexander	£2,100 pa	August 2028
2R, 31 Exchange Street	Ruth Alexander	£2,400 pa	Year to Year

RATEABLE VALUE

Floor	Description	Rateable Value
29 Exchange Street	Retail	£8,800
33 Exchange Street	Store	£8,500
1L, 31 Exchange Street	Salon	£3,550
1R, 31 Exchange Street	Tailor	£3,550
2L, 31 Exchange Street	Office	£4,400
2R, 31 Exchange Street	Office	£4,200

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 For Sale with offers over £390,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



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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: June 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.