

TO LET

**OFFICE / RETAIL
UNIT**

GROUND AND BASEMENT

**PROMINENT CITY CENTRE
LOCATION**

**NIA: 142.05 SQ. M.
(1,529 SQ. FT.)**

**RENT ON
APPLICATION**



VIDEO TOUR



WHAT 3 WORDS

27 BANK STREET, DUNDEE, DD1 1RP

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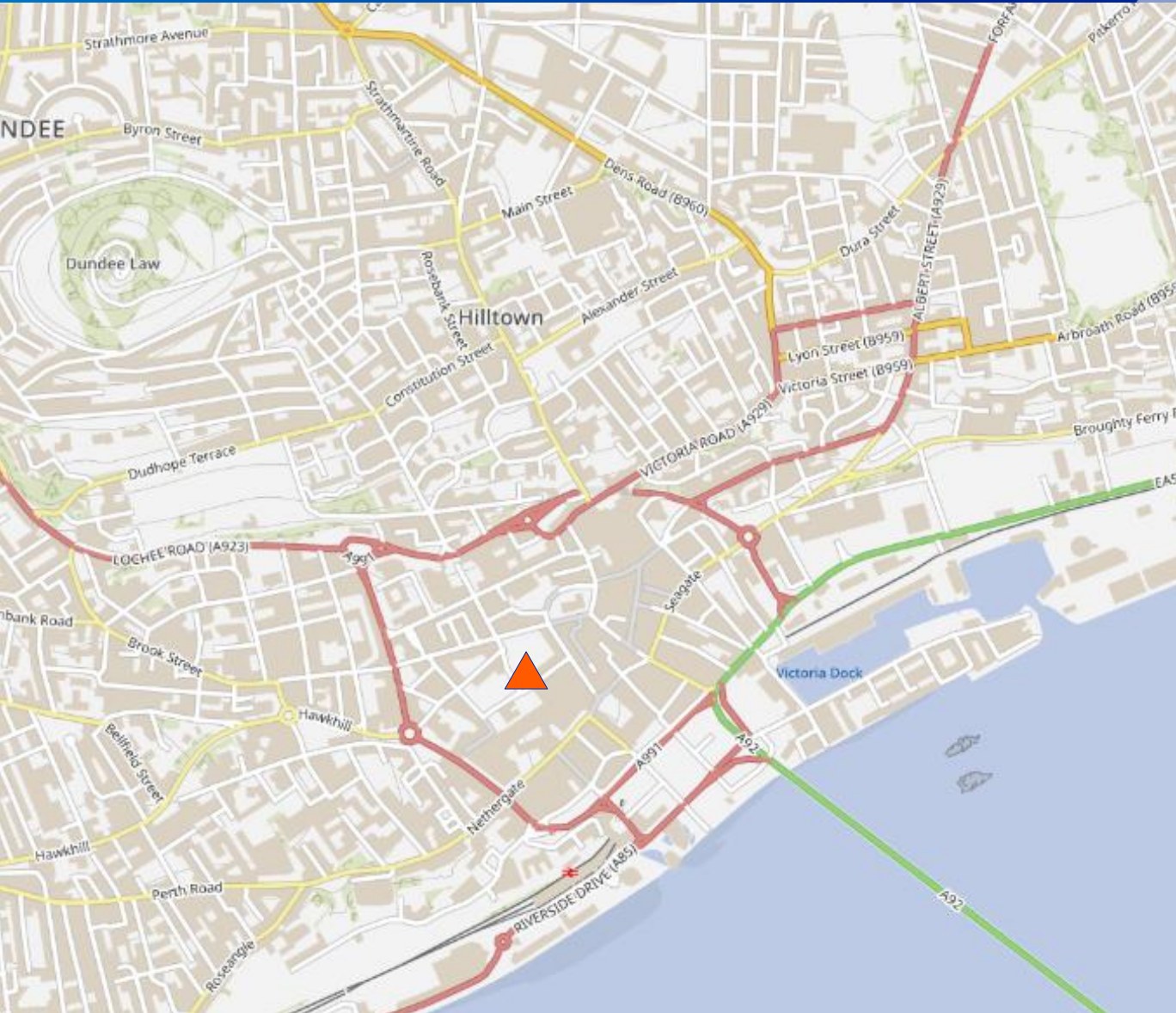
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Location

27 BANK STREET, DUNDEE, DD1 1RP



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 and a catchment of some 500,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The city has its own airport with daily flights to London (London City) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

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 the north side of Bank Street within an established office / business location. The property is located just off Reform Street, Dundee's most prominent retail thoroughfare.

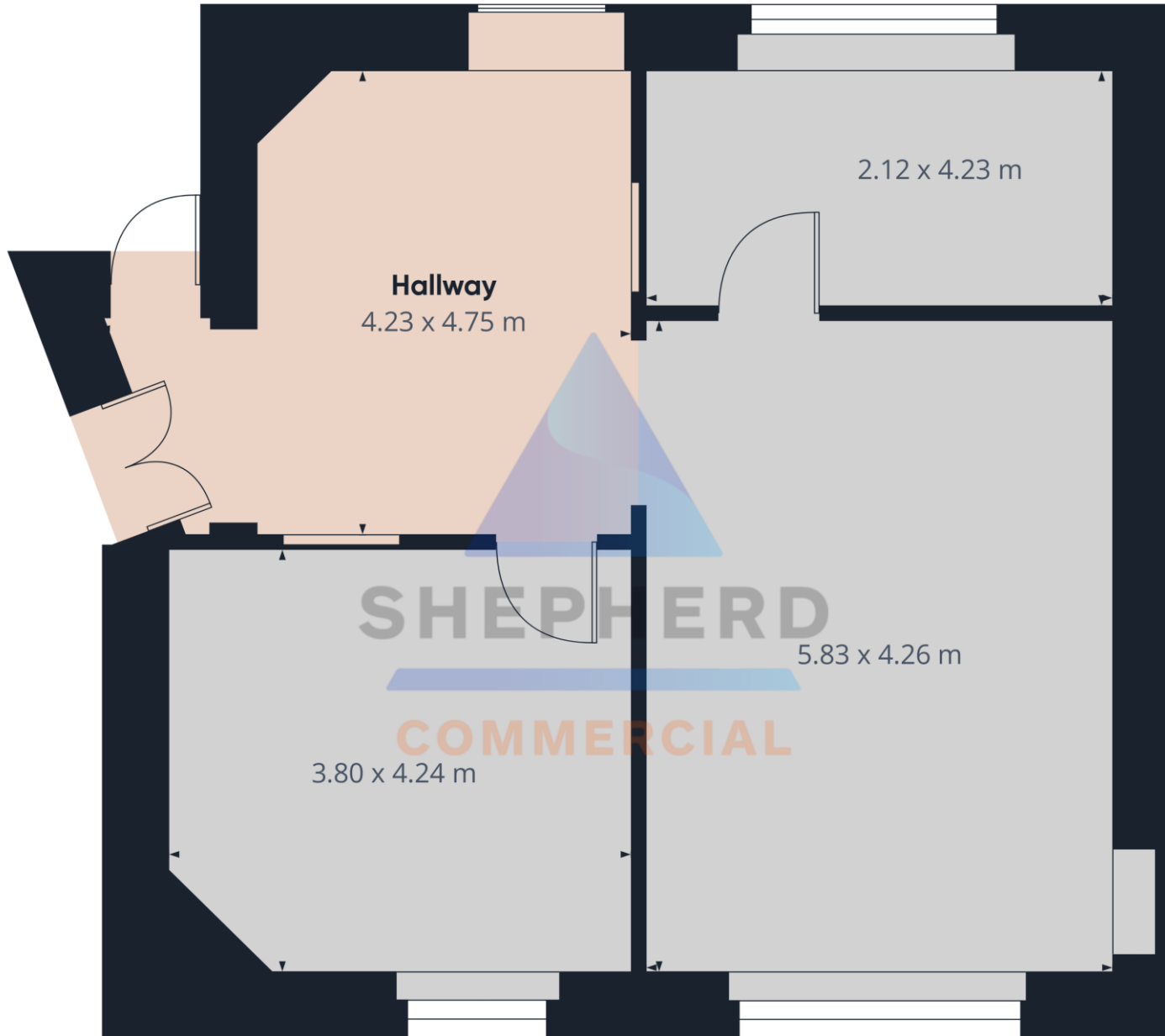


FIND ON GOOGLE MAPS



Ground Floor

27 BANK STREET, DUNDEE, DD1 1RP



Floor 1



Basement

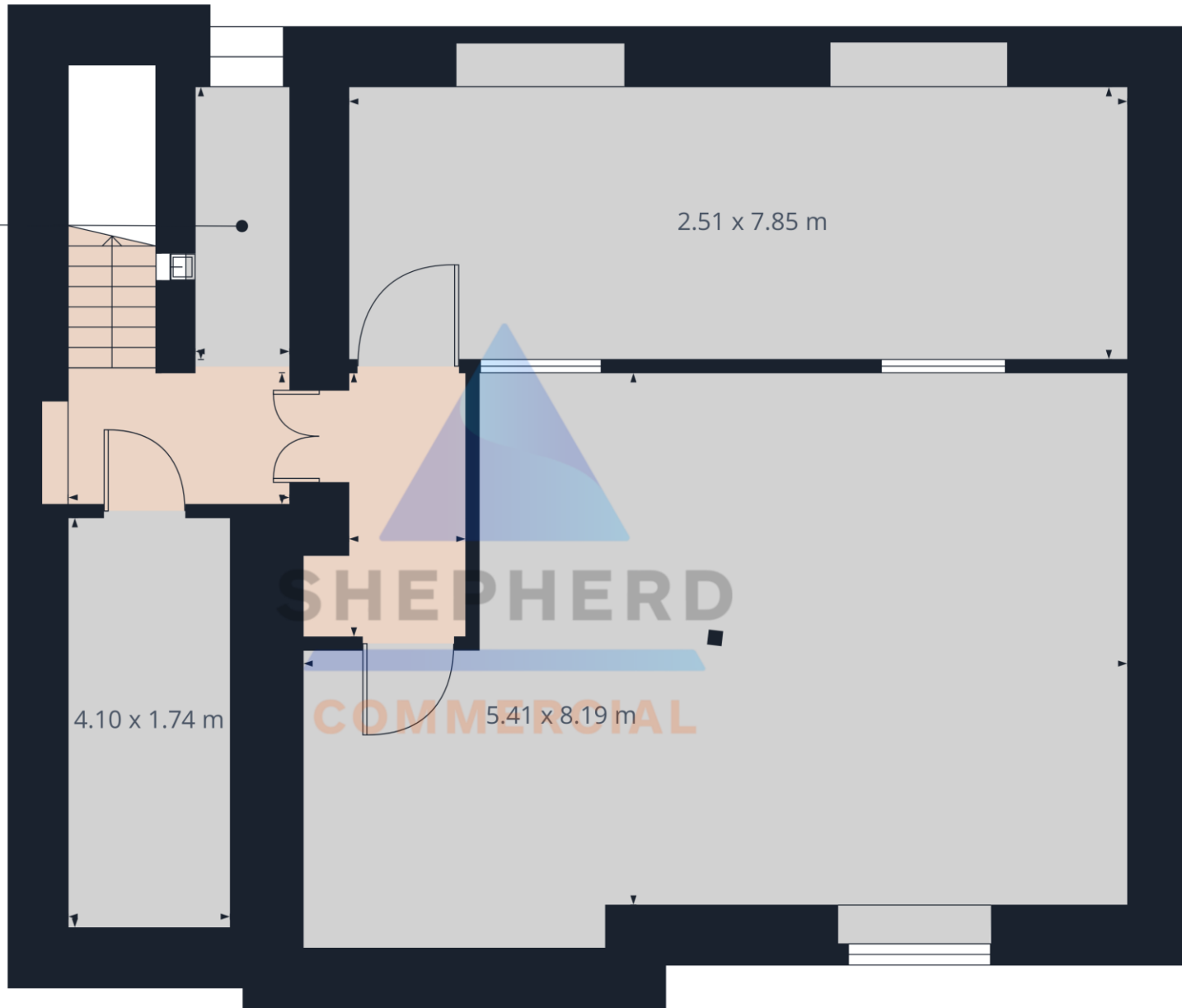
27 BANK STREET, DUNDEE, DD1 1RP

2.96 x 1.01 m

2.51 x 7.85 m

4.10 x 1.74 m

5.41 x 8.19 m





Description

27 BANK STREET, DUNDEE, DD1 1RP

DESCRIPTION

The subjects comprise an office unit planned over upper ground floor and basement forming part of a Category 'B' Listed tenement building.

The upper ground floor comprises a former office while the basement has primarily been used for storage purposes.

The property benefits from multiple large windows allowing natural light to enter through the building. The property is accessed directly from bank street.

The accommodation is well presented and comprises a mix of open plan and private office accommodation.

The subjects would lend itself to a variety of uses subject to the appropriate consent.

ACCOMMODATION

	m ²	ft ²
Basement	76.99	818
Ground Floor	66.05	711
Total	143.04	1,529

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).





RENT

Rent is available upon application.

RATEABLE VALUE

The subjects will require to be reassessed for rating purposes.

The unified business rate for 2025/2026 is 49.8p.

ENERGY PERFORMANCE CERTIFICATE

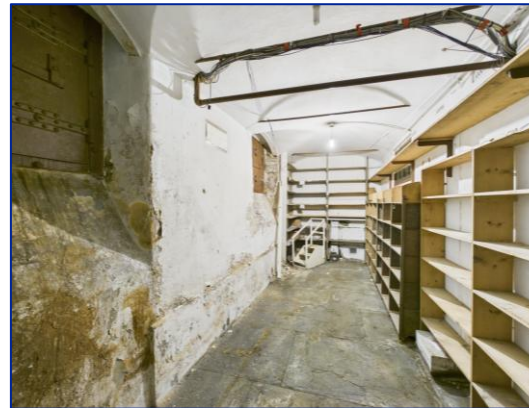
Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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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