

FOR SALE
COMMERCIAL /CLASS 1A

 **GRAHAM
SIBBALD**



**235-237 Hilltown
Dundee
DD3 7AN**

- Ground Floor Commercial Unit
- Close Proximity to City Centre
- Ample On Street Car Parking
- Extends to 219.15 sq.m. / 2,359 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.

The subjects themselves are located on the east side of Hilltown, between its junction with Constitution Street and Stirling Street and at the junction with North George Street, approximately half-a-mile north of Dundee City Centre, within a busy and well established mixed commercial and residential area.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor end terraced commercial unit contained within a 4 storey traditional stone constructed tenement held under a pitched and slate roof.

Internally the subjects comprise a main open plan retail/office area with a back area that provides WC's, kitchenette facilities, office and storage facilities.

The subjects may suit a variety of uses subjects to obtaining the necessary 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 Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Ground Floor	219.15	2,359



RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,300.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

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

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 For Sale with offers over £85,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



GRANT ROBERTSON
Senior Director

grant.robertson@g-s.co.uk
07900 265 516



CHARLES CLARK
Property Agent

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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.