

FOR SALE
COMMERCIAL / CLASS 1A

 **GRAHAM
SIBBALD**



2 + 6 Castle Street
Dundee
DD1 3AF

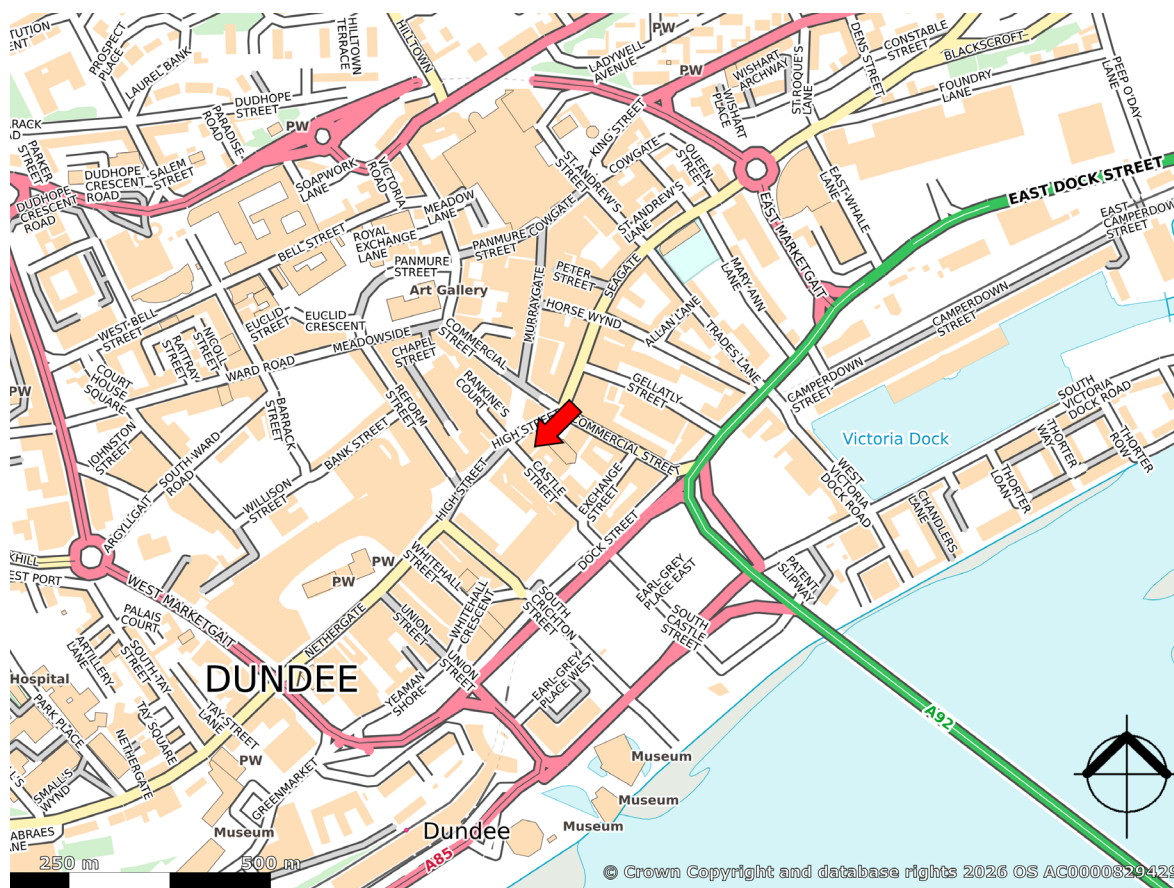
- Ground Floor Commercial Unit + Store
- Attractive Glazed Frontage
- City Centre Location
- Extends to 49.91 sq.m. / 538 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

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 the east side of Castle Street, close to the junction with High Street. Neighbouring occupiers are include a mixture of local and national operators.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor mid terraced commercial unit contained within a category 'B' listed 4 storey traditional stone and slate building held under a pitched roof. 2 Castle Street provides a small rectangular store while 6 Castle Street immediately next door provides retail space and benefits from a full height timber framed display frontage.

Internally, the property comprises a main retail area at the front with wc and storage to the rear.

The subjects may suit a variety of uses subject to consents.

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)
2 Castle Street	10.77	116
6 Castle Street	39.14	422
Total	49.91	538

RATEABLE VALUE

The subjects have a Net and Rateable Value of:

2 Castle Street - £360
6 Castle Street - £6,800

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 £110,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

Viewing is through the Sole Selling 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.