



## FOR SALE - RETAIL

38-40 REFORM STREET,  
DUNDEE,  
DD1 1RT

- City Centre Retail Premises
- Excellent retail frontage to both Reform Street and Bank Street
- Offers in the region of £160,000



## LOCATION:

The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from a mainline railway station sitting on the East Coast Line with a further rail link to Perth and the Central Scotland network. The city also has the benefit of excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

The subjects are situated on the western side of Reform Street, at its junction with Bank Street. Reform Street is accessed directly from the High Street providing one of the main commercial thoroughfares within Dundee city centre.

Occupiers in the near vicinity are of both a local and national nature including Blackadders Solicitors, Wetherspoons, Nationwide Building Society, Santander and McDonalds.

## DESCRIPTION:

The subjects comprise retail premises arranged over the ground and lower ground floors of a four storey and basement building of traditional stone construction, beneath a pitched and slated roof.

The property benefits from an excellent retail frontage to both Reform Street and Bank Street comprising four full height timber/ glazed display windows with a recessed, double timber/glazed entrance door.

Internally, the property provides an open plan retail space at ground floor level with rear store and a staircase leading to a large basement.

## ACCOMMODATION:

The subjects have been measured on a net internal basis and the following approximate areas have been calculated:

Ground Floor - 79 sq m (850 sq ft)  
Basement Floor - 115 sq m (1,240 sq ft)

## RATEABLE VALUE:

We have consulted the Scottish Assessors Association Website ([www.saa.gov.uk](http://www.saa.gov.uk)) and note that the premises are entered into the current Valuation Roll as follows:

Rateable Value: £24,400

## PRICE:

Offers in the region of £160,000 plus VAT are invited for the benefit of our client's heritable interest in the subjects.

## EPC:

The subjects have an EPC Rating of G. A copy of the EPC certificate is available on request.

## VAT:

All prices quoted are exclusive of any VAT which may be chargeable.

## VIEWINGS:

Strictly by appointment through the sole Marketing Agents.

## ENTRY:

By agreement.

## DATE OF PUBLICATION:

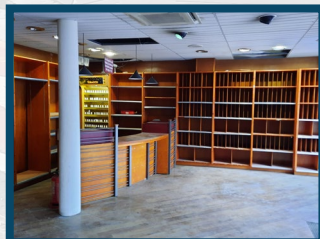
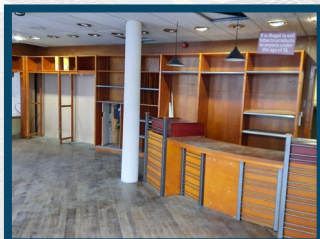
May 2023

## REFERENCE:

LN/ESA1240

## CONTACT

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