

FOR SALE - AVAILABLE IN PART OR WHOLE
OFFICE — LARGE TENEMENT BUILDING + PARKING

 **GRAHAM
SIBBALD**



144/148 Nethergate
Dundee
DD1 4EB

- Office, Salon + Parking
- May suit alternative uses (STC)
- City centre location
- Vibrant mixed use commercial area
- Close to Dundee Railway station
- NIA: 499 sq.m (5,370 sq.ft)

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 are located on the south side of Nethergate towards its eastern extent and close to its junction with South Tay Street and West Marketgait. The Nethergate is a busy vehicle and pedestrian thoroughfare connecting the city's popular west end to the main city centre retail area.



Neighbouring occupiers include a dental surgery, St Andrews Cathedral, Charlie Taylor hairdressers, Phoenix public house and Dundee Contemporary Arts complex amongst others. On-street car parking is available within the vicinity and the subjects are within walking distance of the town centre and off-street parking at Greenmarket and the Overgate shopping centre.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects form part of a substantial traditionally constructed tenement building + circa 15 car parking spaces (located and accessed off Greenmarket).

144/148 Nethergate is accessed via a pedestrian door directly from Nethergate leading into a reception area and stairwell. Extensive office and ancillary accommodation is found on both lower ground and first floor levels with meeting rooms and waiting area forming part of the reception at ground floor level. The internal layout is relatively regular in configuration and representative of that which would be expected within a traditional tenement.

148 Nethergate comprises the ground and lower ground accommodation within an adjoining tenement block. The subjects were previously used as a salon. A staircase on the western elevation provides access to a staff kitchen area, toilet facilities and storage accommodation within the basement area.

The tenement has recently undergone substantial roof repairs (2021 & 2023) and information in this regard can be provided to genuinely interested parties.

OPPORTUNITY

Subject to obtaining the necessary consents and warrants the subjects may suit alternative uses, to include Residential. Interested parties should make their own investigation in this regard.

ACCOMMODATION

We have measured the property to arrive at the following Net Internal Area:

ADDRESS/NO.	DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
144/148	Offices	387	4,169
148	Salon	112	1,202
TOTAL		499	5,370



RATEABLE VALUE

The subjects have a Net and Rateable Value as follows;

144/148 Nethergate - £30,900.

144 Nethergate - £10,200.

The unified business rate for the year 2026/27 is 48.1p exclusive of water and sewerage rates.

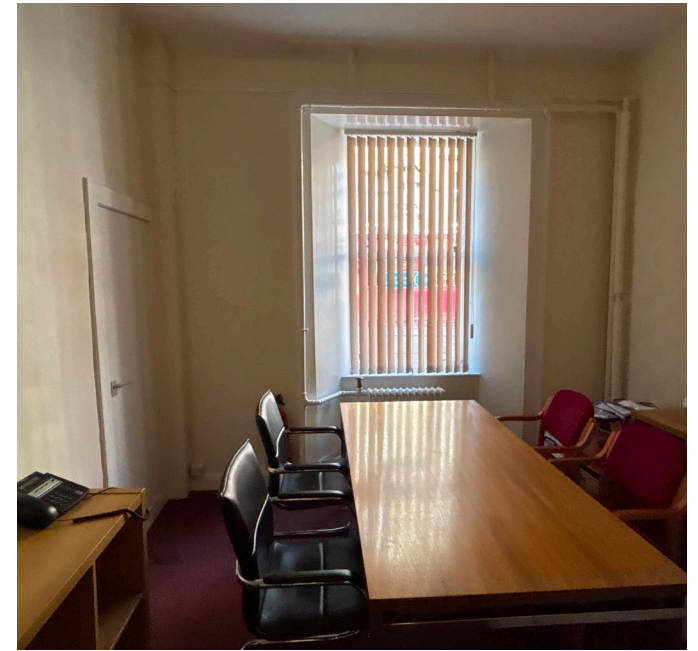
LEGAL COSTS + VAT

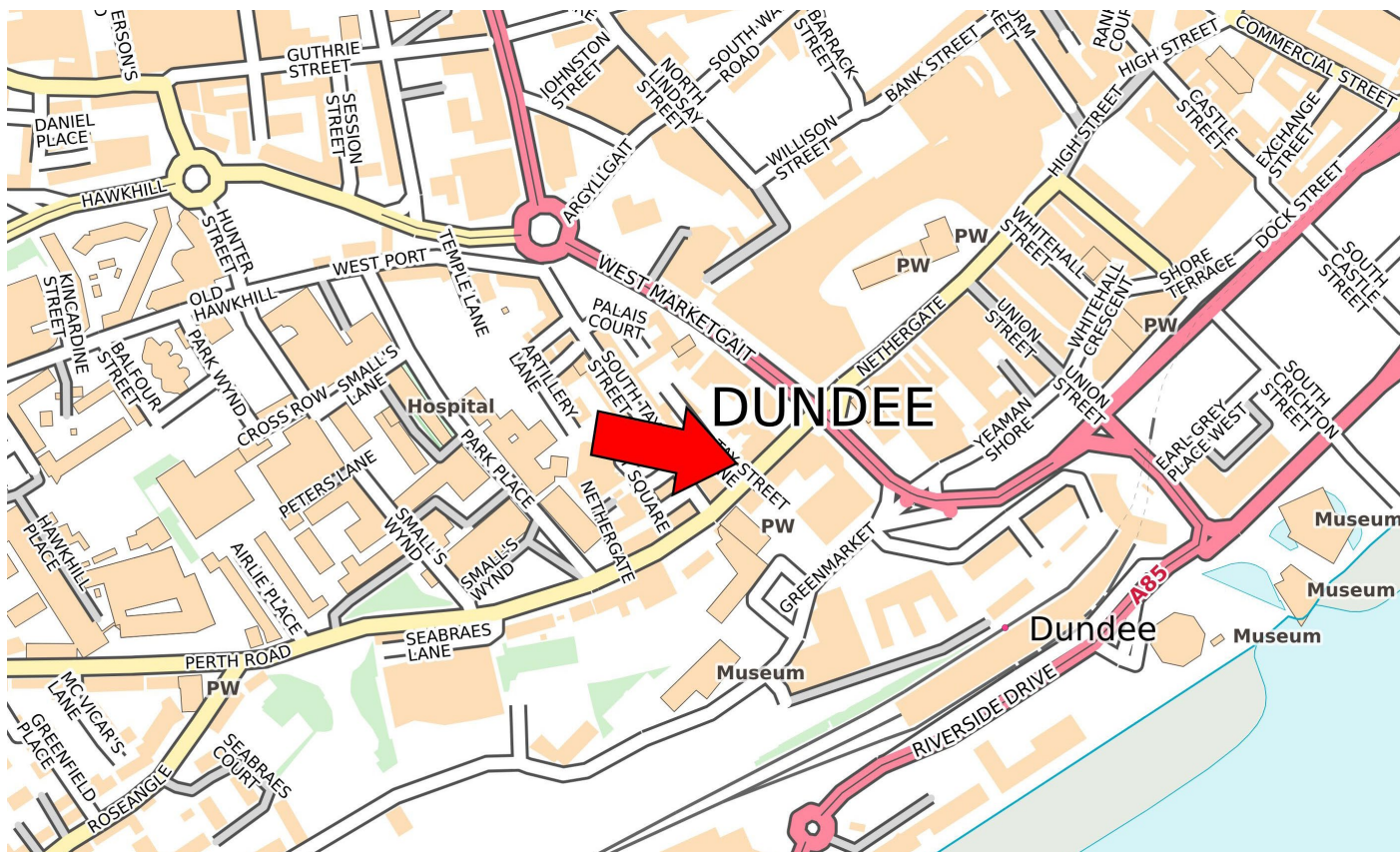
For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.







PRICE

The subjects are available For Sale with the benefit of Vacant Possession. Offers in the region of £450,000 are invited for the Heritable Title.

The subjects could be made available in Lots, with pricing as follows.

Lot 1 - 144/148 Nethergate: £300,000

Lot 2 - 148 Nethergate: £150,000

VIEWING + OFFICE ADDRESS

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

To arrange a viewing please contact:



GARTH DAVISON

Director

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ANDREW DANDIE

Partner

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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: March 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.