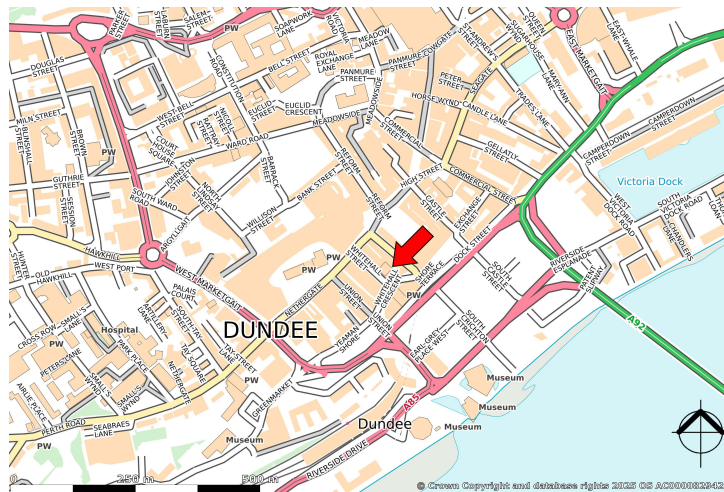




4/0, 30 Whitehall Street
Dundee
DD1 4AF

- Fourth Floor Office
- City Centre Location
- May Suit a Variety of Uses
- May Qualify for 100% Rates Relief
- Extends to 140.46 SQ.M. / 1,512 SQ.FT.



To arrange a viewing please contact:



Garth Davison
Director
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Charles Clark
Commercial Property Agent
01382 200064
Charles.Clark@g-s.co.uk

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 Whitehall Street which lies in the heart of the City Centre, close to the inner road and is an established office location. The area has numerous bars, restaurants and commercial occupiers located in proximity.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a fourth/attic floor office contained within a 4 storey plus attic and basement mid terraced traditional stone constructed tenement, under a pitched and slated roof.

The office is accessed from Whitehall Street via a shared stairwell with secure entrance system and benefits from a lift. Accommodation is cellular in nature and consists of multiple office rooms and comprise WC and kitchenette facilities.

The subjects may suit a variety of uses.

ACCOMMODATION

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

FLOOR	SIZE (SQ.M)	SIZE (SQ.FT)
Fourth	140.46	1,512

RATEABLE VALUE

The subjects have a Net and Rateable Value of £11,500.

The uniform business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify from 100% rates relief however should satisfy themselves in this regard.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale with offers in the region of £130,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING + OFFICE ADDRESS

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

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

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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2025