



FOR SALE

30 Whitehall Street, Dundee, Dundee City, DD1 4AF

Investments, Offices
3,698 sq ft

The subjects comprise attractive modernised second and third floor office accommodation fully let to 2 charities.

- ATTRACTIVE TRADITIONAL LAYOUT
- FRESHLY DECORATED AND CARPETED THROUGHOUT
- MODERN HEATING SYSTEM
- LIFT ACCESS FROM GROUND FLOOR
- CONVERSION POTENTIAL AT LEASE EXPIRY

Location

The subjects are located within the heart of the Dundee Waterfront, part of a £1 Billion upgrade "to transform the city of Dundee into a world leading waterfront destination for visitors and businesses"-Dundee Waterfront Vision. The recently opened Mal Maison hotel is located nearby as are a number of popular restaurant venues including Nando's. The Overgate shopping centre is located to the immediate North.

The subjects comprise the second and third floors of a prominent and attractive traditional tenement situated within the heart of Whitehall Street. The premises have recently been partially refurbished. The offices enjoy spectacular views across Whitehall Street and the Dundee Waterfront Zone.

Accommodation and Area

The internal accommodation at second floor provides eight private meeting rooms five of which are West facing across Whitehall Street. The premises also benefits from disabled accessible toilet facilities which have been recently upgraded together with two kitchen facilities at either end of the office floor.

The third floor is divided into 2 self-contained offices with 7 offices, 2 kitchens and 2 wc's.

We estimate the internal floor area to be as follows:

Floor	Size (sq ft)
Second Floor	1,848 sq ft
Third Floor	1,848 sq ft

Terms

The subjects are available to purchase with the benefit of the existing lease which can be summarised as follows:

2/0 - Let to Trussel Trust until 1/2/19 at £9,000 per annum.

3/1 - Let to Home Start until 28/2/19 at £7,000 per annum.

3/2 - Let to Home Start until 30/9/19 at £4,500 per annum.

The premises produce a rent income of £20,500 per annum. One of the tenants has been in occupation for over 10 years and the other has recently carried out an extensive refurbishment of their leased demise.

Viewing Arrangements

Please contact the sole selling agent.

Business Rates

Rates Payable: £10,578.20 per annum
(based upon Rateable Value: £22,700 and UBR: 46.6p)

Freehold Price

£200,000

Energy Performance Rating

This property has been graded as 148 (F).

Service Charge

£450 per month Recovered from the tenants



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Date: 20/01/2019

