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96 HIGH STREET DUNDEE

FOR SALE

LANDMARK
CITY CENTRE
BUILDING

859 sq m (9,245 sq ft)
available over 4 floors



96 HIGH STREET DUNDEE

Location

Dundee is Scotland's fourth largest city and is situated approximately 60 miles north of Edinburgh and 80 miles north east of Glasgow. The city has an estimated population of 165,000 and a catchment population of approximately 600,000.

The property occupies a prime location on Dundee's primary retailing thoroughfare, Murraygate/High Street. Nearby occupiers include Marks & Spencer and Monsoon together with Zara, Ottakar's and OSC who have recently opened in the former Arnotts store directly opposite the subjects.

The property occupies a **prime location** on Dundee's primary retailing thoroughfare



Description

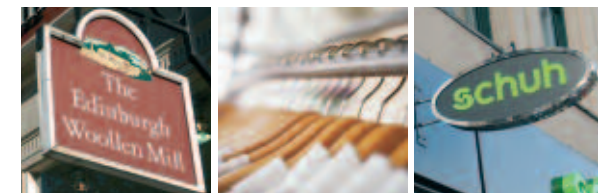
This category B listed building is arranged over 4 floors and comprises a landmark property which is instantly recognisable and is one of the highest profile properties in Dundee's retailing area.

The main body of the building comprises a banking hall occupied by the Clydesdale Bank. Part of the ground floor and basement is currently let to Mr G Forbes t/a Fast Frame. The second floor office accommodation at 54 Commercial Street is currently vacant and capable of being let separately.

Accommodation

The approximate areas are as follows:

94-96 High Street – Clydesdale Bank		
Ground Floor	270.6 sq m	(2,912 sq ft)
First Floor	242.7 sq m	(2,613 sq ft)
Second Floor	19.9 sq m	(214 sq ft)
Basement	106.5 sq m	(1,146 sq ft)
Sub-Total	639.7 sq m	(6,885 sq ft)
52 Commercial Street – Fast Frame		
Ground Floor	43.6 sq m	(469 sq ft)
Basement	43.6 sq m	(469 sq ft)
Sub-Total	87.2 sq m	(938 sq ft)
54 Commercial Street – Vacant Office Suite		
Second Floor	132.1 sq m	(1,422 sq ft)
Sub-Total	132.1 sq m	(1,422 sq ft)
TOTAL	859.0 sq m	(9,245 sq ft)



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Planning

We understand the subjects benefit from both Class I (Retail) and Class II (Office) consent. The subjects are considered suitable for restaurant/café bar use subject to the appropriate Local Authority Consents being obtained.

Tenancy

52 Commercial Street is let to Mr G Forbes t/a Fast Frame on a lease expiring 9th August 2010. The passing rental of £16,000 per annum is subject to an outstanding rent review from 10th August 2003. The final rent review is scheduled for 10th August 2008.

Rating

The building is individually assessed as follows:

94-96 High Street - Clydesdale Bank:	RV	£98,800
52 Commercial Street - Fast Frame:	RV	£17,000
2/1 54 Commercial Street – Vacant Office:	RV	£2,600
2/2 54 Commercial Street – Vacant Office:	RV	£5,900

Purchase Price

Offers in excess of £1.2 million are invited.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT, where chargeable.

Viewing / Information

Strictly by appointment with the selling agents:

Donaldsons

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