

# Lot 62, 38-40 Reform Street, Dundee,

**DD1 1RT**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Retail Unit with Return Frontage

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## Property Information

### Retail Unit with Return Frontage

- Highly Prominent Corner Retail Unit in Dundee City Centre
- Flexible Accommodation at Ground and Basement Levels
- Substantial Glazed Frontages onto Reform Street and Bank Street
- Recent Change of Planning Use to Dental Surgery so Opportunity for Alternative Uses
- Neighbouring Occupiers Include Santander, Chest, Heart and Stroke, Red Cross and leisure occupiers including Old Bank Bar and new restaurant Chaiwalla

#### Lot

62

#### Auction

25th September 2024

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

50 miles north of Edinburgh, 65 miles south of Aberdeen

#### Roads

A85, A90, A92, M90

#### Rail

Dundee Railway Station

#### Air

Dundee Airport

### Situation

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 has its own Airport with daily flights to London (City Airport) and other UK cities. Dundee Railway Station forms part of the main East Coast Railway Line. The property is located on the west side of Reform Street, at the junction with Bank Street. Surrounding occupiers include The Old Bank Bar, Santander, Red Cross and Chest, Heart and Stroke charity.

### Tenure

Heritable.

### Description

The subjects comprise the ground and basement floors of a larger tenement building (the upper floors are in separate ownership). The unit has fully glazed frontages onto both Reform Street and Bank Street. Internally the ground floor accommodation provides an open plan retail space along-with a back shop/staff area. The basement, a former wine bar with a large open plan area, along with several storage rooms and toilet facilities.

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground Basement	Retail Ancillary	79.31 117.95	(854) (1,270)	VACANT POSSESSION
<b>Total</b>		<b>197.26</b>	<b>(2,123)</b>	



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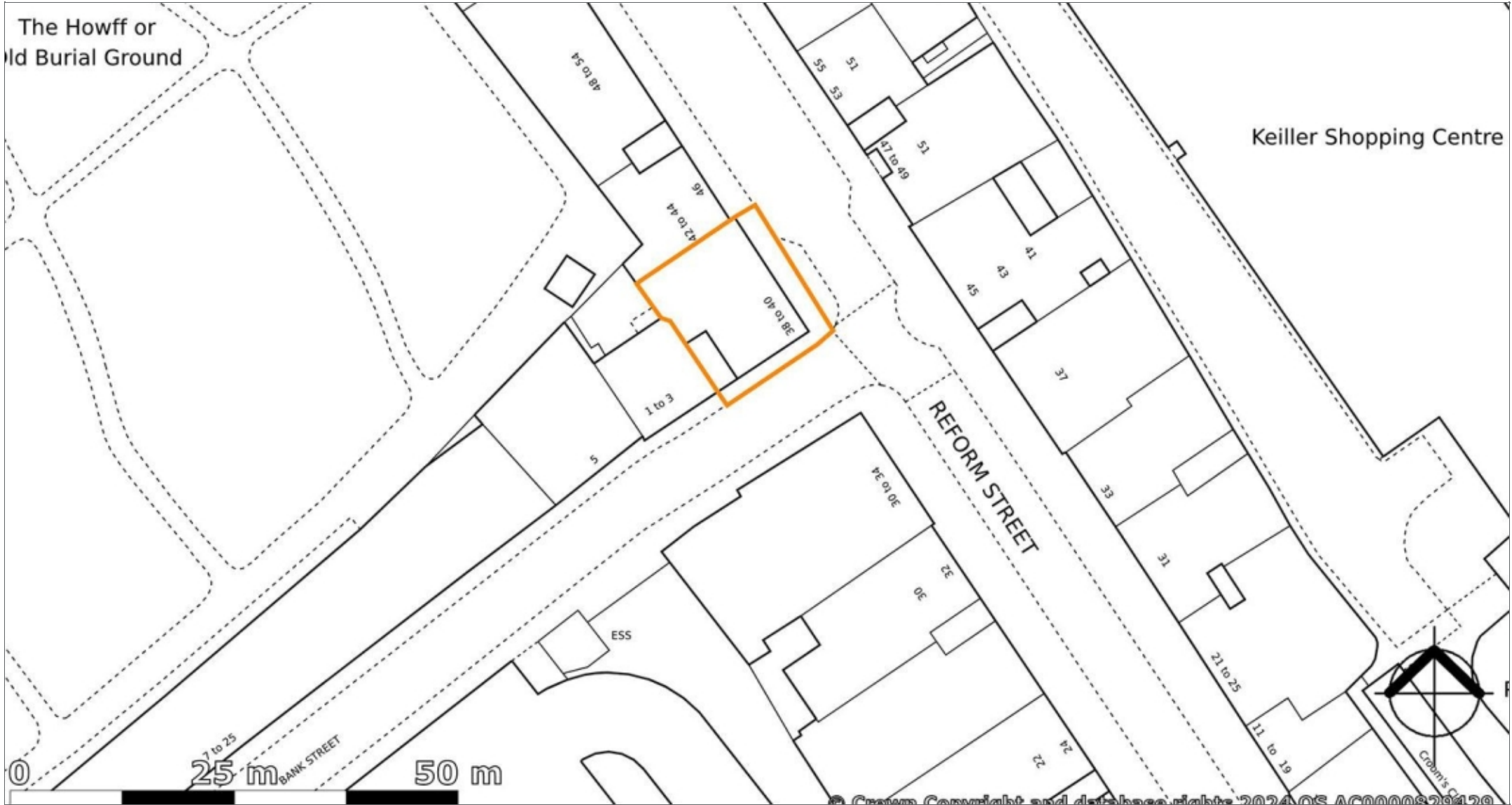
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## Contacts

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2024