



Unit 3, 138 High Street, Lochee

- Retail unit within popular commercial centre
- Extends to approx NIA - 105.32 Sq. M. / 1,134 Sq. Ft.
- High quality unit with extensive glazed frontage
- All enquiries invited



LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region 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 themselves are located on the east side of Lochee High Street, a popular neighbourhood shopping area, around 2 miles north west of Dundee City Centre. Surrounding occupiers include a number of national retailers such as Ladbrokes, Greggs and Vapourized along with a mix of well established local traders.

DESCRIPTION

The subjects comprise the end terrace ground floor retail unit, within a 2-storey plus attic traditional brick / block constructed building under a pitched roof. The subjects benefit from a substantial glazed frontage with recessed pedestrian access entrance.

Internally the subjects provide good quality retail space with semi-modern suspended ceiling with inset panel lighting. To the rear of the subjects there is large store room, office and staff WC. Security is provided by steel shutter doors over the frontage.

The subjects further benefit from an dedicated service yard and staff car park to the rear.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, we calculate the net internal floor area of the subjects as follows; 105.32 sq. m. / 1,134 sq. ft.



RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Net and Rateable Value of £18,200. The Unified Business Rate for the financial year 2020/2021 is 49.8 pence exclusive of water and sewerage rates.

TERMS

Our client seeks to grant Full Repairing and Insuring lease for a terms to be negotiated.

EPC RATING

Available on application

VAT

All figures are quoted exclusive of VAT, however our client reserves the right to charge VAT if applicable.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson
Associate

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6. Date of Publication: November 2020