

TO LET

RETAIL UNIT

31 COMMERCIAL STREET, DUNDEE DD1 3DG



- Prominent City Centre Location
- Presently fitted out as a Hairdressing Salon
- Rental Offers of £17,500 per annum exclusive are invited

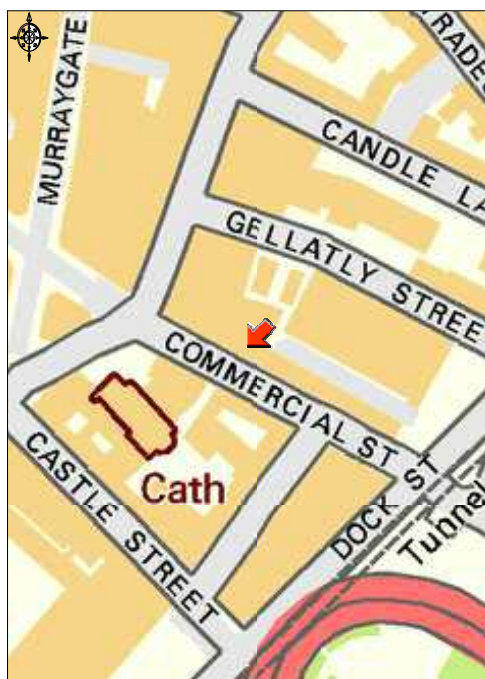
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RETAIL UNIT **31 COMMERCIAL STREET, DUNDEE**

Location

Dundee is Scotland's fourth largest city with a resident population of approximately 155,000 people and a catchment of some 235,000. The City is within 90 minutes travel time of 90% of the population of Scotland. It lies approximately 65 miles north of Edinburgh, 22 miles east of Perth and 65 miles south of Aberdeen.

The subjects are located within Commercial Street which is a busy thoroughfare within the City Centre. The property is positioned a short distance south of the main Murraygate/High Street Shopping thoroughfare. Nearby occupiers include:- Waterstones, Henderson Jewellers and Blacks Outdoor.



Description

The subjects comprise a Retail Unit with accommodation over ground and basement floors. The premises are contained within a traditional City Centre tenement building.

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A list of Partners is available from our offices.

Regulated by RICS.

The accommodation can be summarised as follows:-

Ground Floor:- Main Sales Area.
Basement:- Staff Room, Office, Store Rooms and Toilet facilities.

The premises are currently fully fitted out and operating as a Hairdressing Salon.

Floor Areas

In accordance with the RICS Code of Measuring Practice we calculate the following floor areas on a net internal basis:-

Ground Floor:- 54.37 sq m (585 sq ft)
Basement:- 59.12 sq m (636 sq ft)

Rateable Value

We note that the subjects are entered in the current Valuation Roll with a Rateable Value of £13,700.

Terms

Our client is seeking rental offers of **£17,500** per annum exclusive on normal commercial full repairing and insuring terms.

VAT

All prices quoted are exclusive of VAT, if applicable.

Further Information and Viewing

Strictly by appointment with Sole Letting Agent.

Please contact:- Roger Price

Lickley Proctor

Unit 3, Delta House, Gemini Crescent, Dundee DD2 1SW

Tel: 01382 200300 Fax: 01382 200303

E-mail: roger.price@lickleyproctor.com

Website: www.lickleyproctor.com

Date of Publication: July 2009