TO LET

EXTENSIVE RETAIL / STORAGE SPACE IN DUNDEE CITY CENTRE

WILLISON HOUSE, 56 BARRACK STREET, DUNDEE





LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of some 142,000 persons and a catchment of more than 640,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The property is located on Barrack Street at the corner junction with Willison Street and forms an imposing "B" listed stone built 4 storey corner building.

The subjects benefits from close proximity to Overgate Shopping Centre, the principalshopping destination in Tayside. The Overgate car park is accessed via Willison Street hence there is a large volume of traffic passing by the property with plentiful public parking available nearby.

DESCRIPTION

The property comprises a purpose built retail unit with storage accommodation over ground, first, second, third and basement floors.

A secure service yard for deliveries and parking is located to the rear.

ACCOMMODATION

The accommodation can be summarised as follows,

| Area | |
|----------|--|
| sq.m | sq.ft |
| 245.33 | 2,641 |
| 1,291.92 | 13,906 |
| 716.40 | 7,711 |
| 698.62 | 7,520 |
| 712.78 | 7,672 |
| 3,665.05 | 39,450 |
| | sq.m 245.33 1,291.92 716.40 698.62 712.78 |

PROPOSAL

The subjects are available as a whole or in parts.

Further details are available on application.

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- FORMER FURNITURE STORE COMPRISING EXTENSIVE RETAIL AND STORE SPACE IN PROMINENT CITY CENTRE LOCATION
- FLEXIBLE SHORT TERM LETS
 AVAILABLE
- AVAILABLE AS A WHOLE OR IN PARTS
- SERVICE YARD AND CAR
 PARKING TO REAR
- PUBLIC PARKING WITHIN OVERGATE SHOPPING CENTRE AND VARIOUS PUBLIC CAR PARKS NEARBY
- TOTAL FLOOR AREA 3,665 SQ.M (39,450 SQ.FT)

VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

J&E Shepherd Chartered Surveyors 13 Albert Square Dundee DD1 1XA

Telephone: 01382 878005 Fax: 01382 878009

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