

# TO LET

## EXTENSIVE RETAIL / STORAGE SPACE IN DUNDEE CITY CENTRE

**WILLISON HOUSE,  
56 BARRACK STREET, DUNDEE**



**FLEXIBLE  
SHORT TERM  
LET AVAILABLE**



- 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)

### 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 principal shopping 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,

Floor	Area	
	sq.m	sq.ft
Basement	245.33	2,641
Ground	1,291.92	13,906
First	716.40	7,711
Second	698.62	7,520
Third	712.78	7,672
<b>Total</b>	<b>3,665.05</b>	<b>39,450</b>

### PROPOSAL

The subjects are available as a whole or in parts.

Further details are available on application.

### PUBLICATION DATE:

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### VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

**J&E Shepherd**  
Chartered Surveyors  
13 Albert Square  
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