



+ **Graham
Sibbald**

FOR LEASE/MAY SELL

RETAIL



38-40 REFORM STREET, DUNDEE

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- FLEXIBLE ACCOMMODATION WITHIN CITY CENTRE LOCATION
 - CORNER UNIT WITH SUBSTANTIAL GLAZED FRONTAGE
 - BENEFITS FROM BETTING PREMISES LICENCE
 - 197.26 SQ. M. (2123 SQ. FT.) OR THEREBY



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LOCATION

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 is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (City Airport), Belfast and Birmingham. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The subjects themselves are located on the west side of Reform Street, at its junction with Bank Street. The subjects benefit from an excellent city centre location within the prime retail area. Surrounding occupiers include The Old Bank Bar, The Good Food Shop and The Money Shop.



DESCRIPTION

The subjects comprise the ground and basement floors of a Category B listed, 4-storey plus basement, traditional stone-constructed terraced building. The unit benefits from a fully glazed frontage to 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 restaurant again provides a large open plan area, along with several storage rooms and W/C facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the net internal floor area of the subjects as follows;

ACCOMODATION	AREA
Ground floor	79.31sq.m/854sq.ft
Basement floor	117.95sq.m/1270sq.ft
Total	197.26sq.m/2123sq.ft

RATING ASSESSMENT

The subjects are currently entered in the Valuation Roll with a Net and Rateable Value of £38,000. The Unified Business Rate for the financial year 2011/2012 is 42.6 pence exclusive of water and sewerage rates.

TERMS

Our clients are seeking to grant a full repairing and insuring lease for a term to be negotiated. Rental offers in the region of £35,000 per annum will be considered.

Alternatively, offers are invited for our client's feuhold interest in the subjects. Further details available from the sole agent.

VAT

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

FURTHER INFORMATION AND VIEWING

For further information on viewing arrangements, please contact the sole selling agent Graham + Sibbald, 1 Greenmarket, Dundee, DD1 4QB quoting reference AWD – e-mail: adandie@g-s.co.uk or GR – e-mail: gorbertson@g-s.co.uk

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WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



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