



**+ Graham
Sibbald**

FOR SALE

RETAIL



41A TRADES LANE, DUNDEE

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- EXCELLENT LOCATION TO THE EAST OF CITY CENTRE
- FLEXIBLE COMMERCIAL SPACE
- 107.98SQ.M (1,162SQ.FT) OR THEREBY



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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 west side of Trades Lane, near to its junction with Seagate. The subjects are a short distance from the Wellgate Shopping Centre and pedestrianised Murraygate, which forms part of Dundee's prime retailing area. The surrounding occupiers include a mix of commercial and residential uses and include Machine Mart and H.S.S. Hire Group.



DESCRIPTION

The subjects comprise a ground floor, end terraced retail unit in a four storey traditional brick constructed building, under a pitched and slated roof. The subjects are currently un-occupied and have undergone recent refurbishment and have been completed to shell condition ready for

tenants fit-out. The subjects benefit from a substantial frontage and extensive on street car parking outside the property.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, we calculate the net internal floor area of the subjects extends to 107.98 sq. m. (1,162 sq. ft) or thereby.

RATING ASSESSMENT

The subjects have not been rated. The Unified Business Rate for the financial year 2012/2013 is 45 pence exclusive of water and sewerage rates.

TERMS

Our client is seeking offers in the region of £85,000 for their feuhold interest in the subjects

VAT

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

FOR FURTHER INFORMATION AND VIEWING

For further information and viewing arrangements, please contact the sole letting agent – Graham + Sibbald, 1 Greenmarket, Dundee, DD1 4QB quoting ref: GR/CW

e-mail: grobertson@g-s.co.uk or cwright@g-s.co.uk

DATE OF PUBLICATION

March 2012

WITH OFFICES IN:

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



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IMPORTANT NOTICE

Please read carefully

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