

TO LET

WELL LOCATED RETAIL UNIT DUNDEE CITY CENTRE

39 REFORM STREET, DUNDEE, DD1 1SH



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.

Reform Street is a busy retail and office thoroughfare within the centre of Dundee in close proximity to Overgate Shopping Centre, the principal retail destination in Tayside.

Surrounding occupiers include Cooper and McKenzie Menswear, Swinton Insurance, Duncan and Todd Opticians, Jewellery Doctor, Coral Bookmakers, Costa Coffee and McDonalds along with other local retailers and national charity shops such as Oxfam and Strathcarron Hospice.

DESCRIPTION

The subjects comprise a retail unit over ground and basement floors within an attractive listed terraced property.

Internally the shop is laid out with ground floor retail space and back office area and benefits from double window frontage onto Reform Street.

The basement has been converted to provide offices, staff kitchen and toilet facilities and storage rooms and has a separate fire escape stair to the rear leading to Chapel Street.



- LOCATED ON EDGE OF PRIME RETAIL AREA IN PEDESTRIANISED SECTION OF ATTRACTIVE RETAIL STREET
- VEHICULAR ACCESS FOR LOADING/DELIVERIES AT THE FRONT AND REAR WITH PUBLIC CAR PARKING AVAILABLE AT OVERGATE SHOPPING CENTRE AND VARIOUS CITY CENTRE CAR PARKS NEARBY
- OFFERS OVER £40,000 PER ANNUM (EXCLUSIVE)
- NET AREAS

GROUND –

111.30 Sq.M (1,198 Sq.Ft)

BASEMENT -

89.8 Sq.M (967 Sq.Ft)

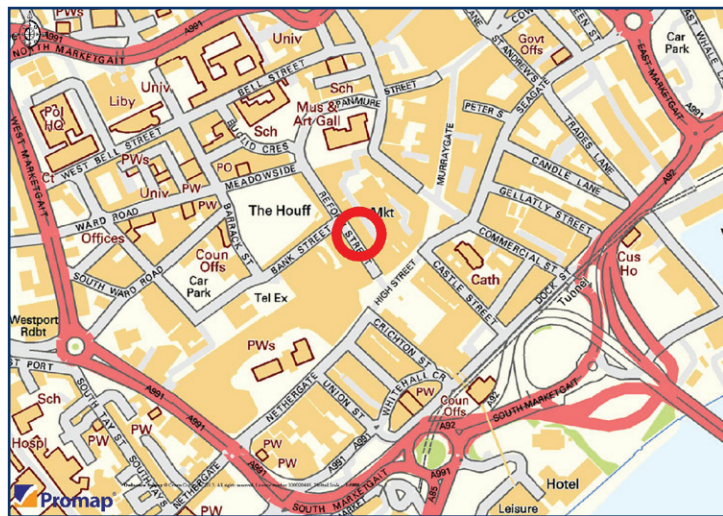
VIEWING & FURTHER INFORMATION

By arrangement with letting agents:

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

Telephone: 01382 878005
Fax: 01382 878009

www.shepherd.co.uk



ACCOMMODATION

The accommodation can be summarised as follows,

Floor	Accommodation	Area	
		sq.m	sq.ft
Ground	Main Retail Area and Back Office	111.30	1,198
Basement	Storage, staff kitchen and toilet facilities	89.80	967
Total		201.10	2,165

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £50,700*

The Unified Business Rate for the financial year 2012/2013 is 45.8 pence exclusive of water and sewerage.

* A new tenant has a right to appeal the current rateable value for a period of 6 months from the date of entry.

PROPOSAL

Our clients will consider offers over £40,000 per annum on Full Repairing and Insuring terms.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the ingoing sub-tenant responsible for any stamp duties (SDLT) and registration dues etc.

VAT

VAT will be charged on the rent.

ENERGY PERFORMANCE RATING

We are awaiting confirmation from the landlord of the current Energy Performance Rating.

VIEWING

Strictly by appointment with the sole letting agents:

Gavin Russell BSc (Hons)
g.russell@shepherd.co.uk

Gerry McCluskey
g.mcluskey@shepherd.co.uk

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