



WESTPORT  
PROPERTY  
CHARTERED SURVEYORS

## TO LET

**17 Union Street, Dundee, CITY  
OF DUNDEE, DD1 4BN**

**Retail  
1,439 sq ft**

City Centre Retail Premises Located in  
Waterfront and Close to Overgate Shopping  
Centre

- SUPERB OPPORTUNITY
- HIGHSTREET FRONTAGE
- GENEROUS CEILING HEIGHTS
- WATERFRONT LOCATION

## 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 the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time. The subjects are located within the heart of the Dundee Waterfront, part of a £1 Billion upgrade "to transform the City of Dundee into a world leading waterfront destination for visitors and businesses" - Dundee Waterfront Vision. The recently opened Mal Maison Hotel, Overgate Shopping Centre and Dundee Rail Station are located nearby the subject premises.

The subjects comprise a well presented city centre retail premises extending over two floors located in the popular Waterfront area. The premises extends over ground and basement floors.

The internal accommodation comprises a large open plan ground floor retail space, with a private office to the rear. The basement floor provides 2 large offices and 3 wc enclosures together with storage space.

## Accommodation and Area

We have measured the premises in accordance with the RICS code of measuring practice 6th Edition as follows:

Floor	Size (sq ft)
Ground floor	788 sq ft
Basement floor	651 sq ft
Total	1,439 sq ft

The premises benefits from the following amenities:

- Retail space extending over ground and basement floors
- Modern fit-out
- Attractive frontage in Waterfront location

## Terms

The subjects are available to lease on tenant's full repairing and insuring terms at the initial rent of £18,000 per annum + VAT.

## Viewing Arrangements

Please contact the sole letting agent, Westport Property Ltd.

## Business Rates

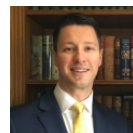
Rates Payable: £7,362.80 per annum  
(based upon Rateable Value: £15,800 and UBR: 46.6p)

## Rent

£18,000 per annum

## Energy Performance Rating

Available upon request.



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Date: 14/06/2017