

The Crescent Whitfield

TO LET



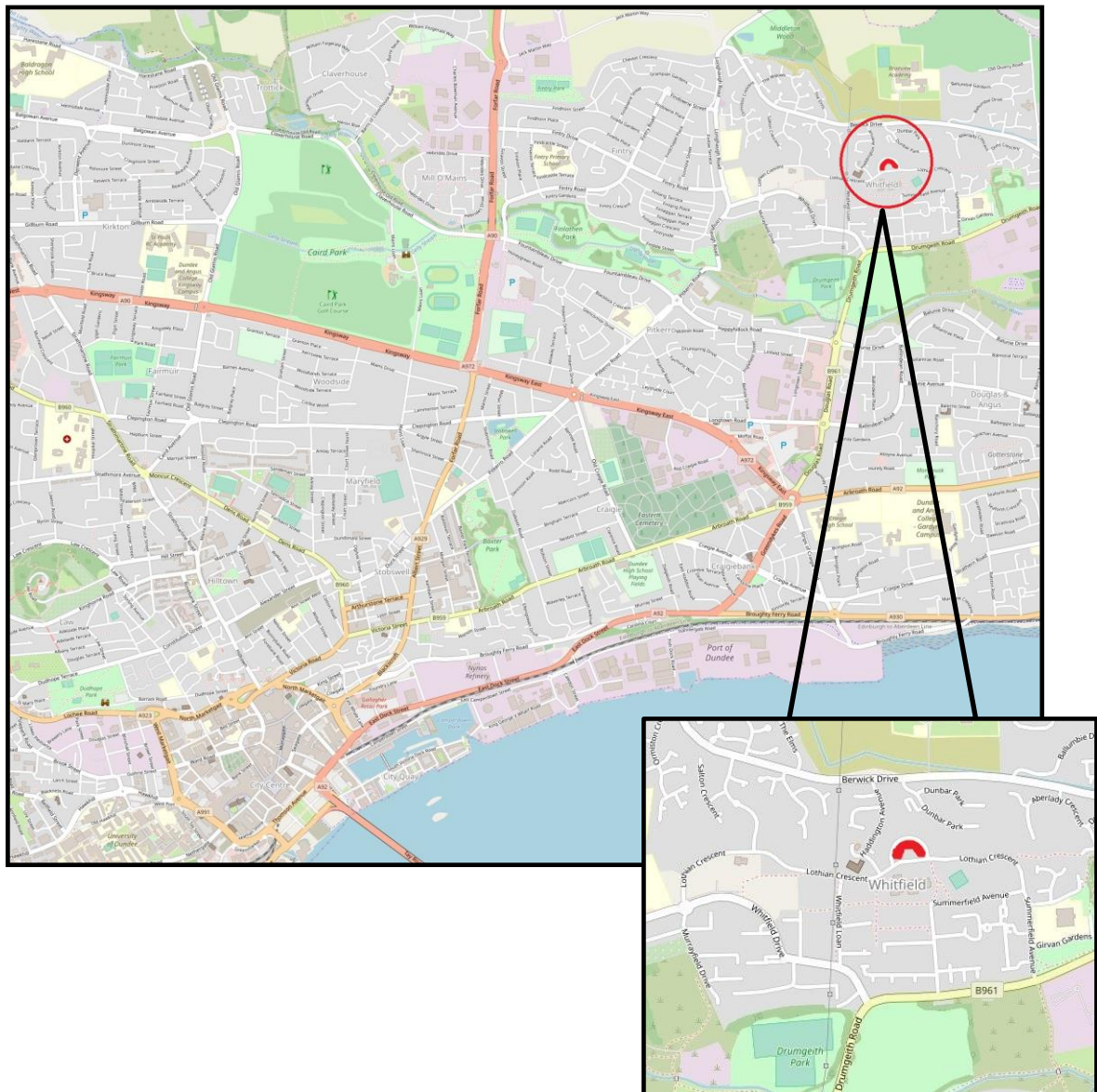
RETAIL UNITS

Location

Dundee is Scotland's fourth largest city with a population of 156,000 and an estimated catchment in excess of 500,000. The City is the regional centre for commerce, retailing and employment within the Tayside Region. Dundee is currently undergoing a £1 billion waterfront redevelopment programme which will ensure the long-term sustainability of the City.

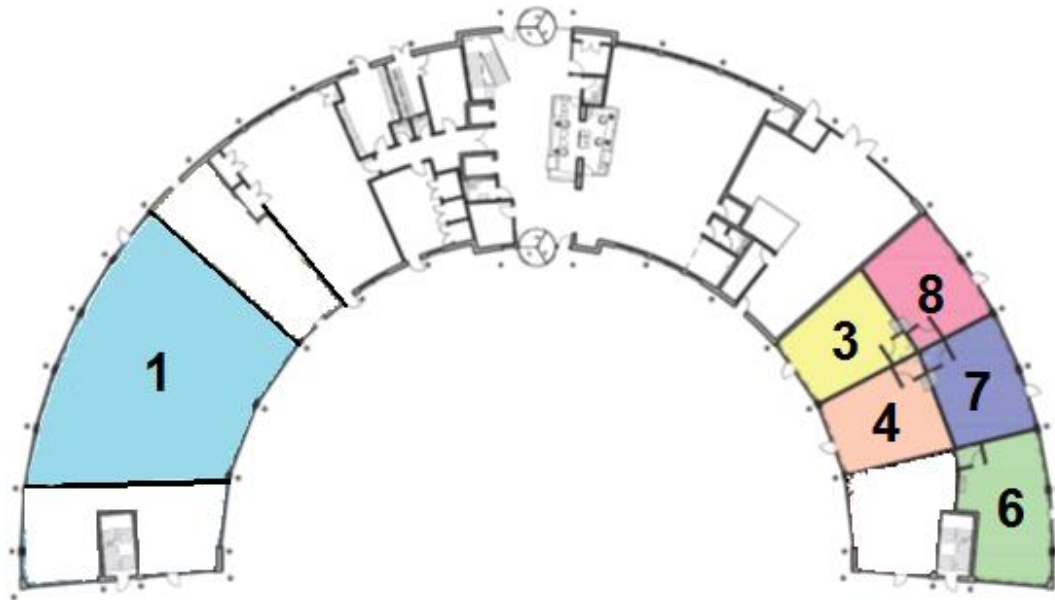
Whitfield is situated approximately 2.5 miles to the north of the City Centre and is currently the subject of a planned regeneration.

The Whitfield area is served by a comprehensive secondary school and four primary schools including the newly built £6.5 million Ballumbie Primary School which is situated opposite the Crescent.



The Crescent

The Crescent is a mixed-use development which provides a hub for community facilities, including a GP surgery, library, community centre, dentist, and retail units situated on the ground floor of the building, illustrated below:



Proposed Lease Terms

The units will be offered in 'shell' condition on an internal repairing & insuring lease, with rent reviews every 3 years.

Unit	Area (ft ²)	Indicative Rent
1	2819	£22,500 pa
3	716	£7,500 pa
4	745	£7,800 pa
6	936	£10,000 pa
7	706	£7,500 pa
8	643	£6,800 pa

Anticipated Use of Units

It is proposed that there is a good mix of uses in the Crescent to serve the local community. Accordingly, the leasing of multiple units for the same or similar uses will not be permitted. Office use will be considered, subject to planning conditions.

All proposed uses will be at the Landlords' discretion. Use as a public house, bookmakers or pay-day loan outlet will not be permitted.

Planning

Class 1 retail use is permitted. Any other uses, including Hot Food Takeaway, will require Planning Consent.

All planning enquires should be directed to the Duty Planning Officer by e-mail at: planning@dundeecity.gov.uk

Rating

Parties interested in the retail units should contact the Assessor directly on 01307 499910, or dundee@tayside-vjb.gov.uk, for further details. The tenant will be liable for the payment of all non-domestic rates for the subjects.

EPC

The EPC rating for the Crescent (whole complex) is B. Further information is available on request.

Further information and viewing

For further information and viewing arrangements, please contact:-

Gavin Wilson
01382 434341
gavin.wilson@dundeecity.gov.uk

For the avoidance of doubt it should be noted that:-

- Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed. Any floor areas stated are approximate.
- The particulars and plans are prepared for guidance only and form no part of a binding contract and must not be relied upon as statements or representations of fact. Interested parties should satisfy themselves as to all details.
- Dundee City Council shall not be liable, in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.
- Dundee City Council is not bound to accept the highest offer or any offer