



120A Hilltown, Dundee, DD3 7BG

- Ground Floor Retail Unit.
- Unit Extends To 30.90 Sq.m. / 333 Sq.ft.
- Popular Mixed Commercial Area
- Ample On Street Car Parking



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 (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

More precisely, the subjects occupy a prominent location on Hilltown, with adjacent on street car parking. Immediate and surrounding operators include; Keystore, Creative Kutz and Madina Grocery. There is a further national offering within the Wellgate Shopping Centre nearby.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise the ground floor of a mid-terraced 4 storey building of traditional stone construction.

Internally, the accommodation provides an open plan retail area with rear storage and refrigeration unit.

The property may suit a variety of commercial uses, subject to the appropriate consents.

ACCOMMODATION

We have measure the subjects in accordance with the RICS Code of Measuring Practice (6th edition) and calculate the following Net Internal Areas:

Floor	Sq m	Sq ft
Ground (Retail)	30.90	333

LEASE TERMS

The subjects are available To Let. Offers in the region of £3,500 per annum.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £2,750

The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

We understand the subjects are not VAT elected however interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing contact:



Euan Roger
01382 200 064
Euan.Roger@g-s.co.uk



Grant Robertson
01382 200 064
Grant.Robertson@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: August 2019