

# TO LET

## RETAIL UNIT

### EAST WHALE LANE, DUNDEE

# Ryden



East elevation overlook Gallagher Retail Park

DUNDEE IS IN THE MIDST OF A  
£1BILLION REDEVELOPMENT  
OF ITS WATERFRONT.

## 610

SQUARE METRES

## 6,556

SQUARE FEET

#### GET IN TOUCH

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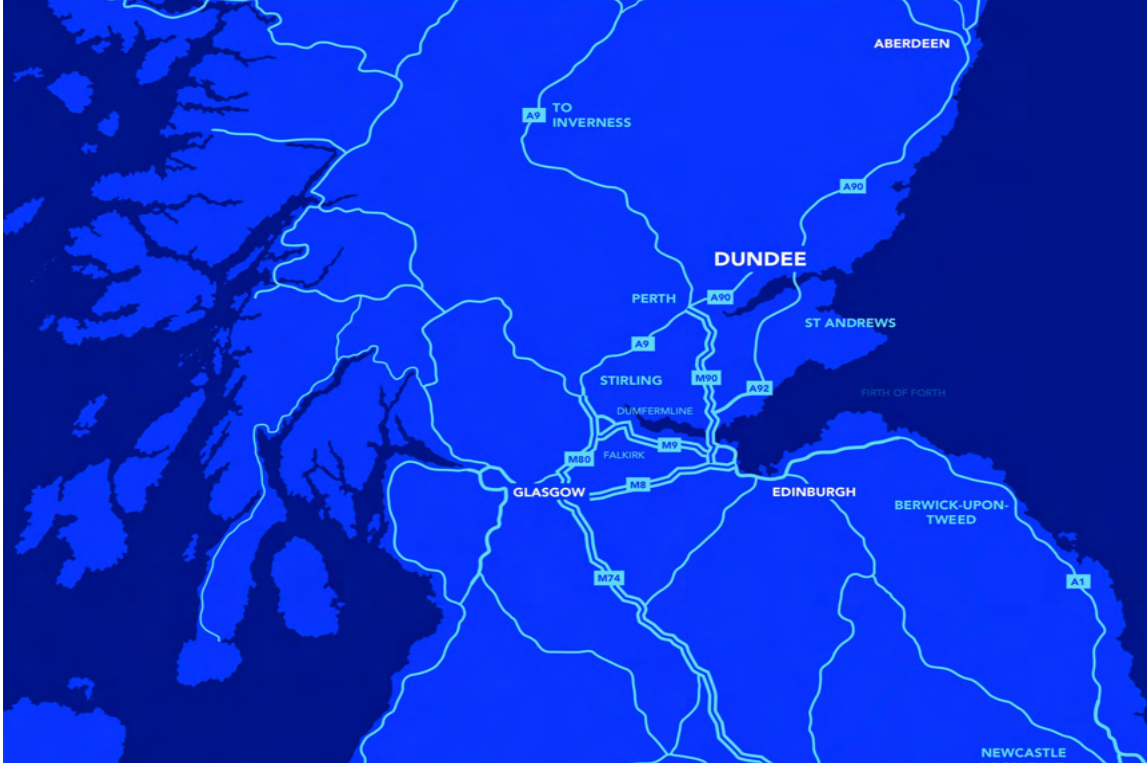
Viewing is strictly by arrangement with the sole letting agent

GLASGOW

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[ryden.co.uk](https://www.ryden.co.uk)



## DUNDEE CENTRAL WATERFRONT

### TRANSFORMING DUNDEE'S WATERFRONT AREA

#### LOCATION

Dundee is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay on the east coast of Scotland. Dundee is located approximately 22 miles east of Perth, 14 miles north of St Andrews and benefits from a resident population in excess of 149,300 and a catchment population in excess of 640,000 within a 60 minute drive time.

Dundee, Scotland's sunniest city, benefits from a central geographic location with 90% of the Scottish population within a 90 minute drive time. A new main Railway Station in the heart of the Central Waterfront provides direct links to the main East Coast Line. In 2019, the passenger footfall through Dundee Station was in excess of 1.8 million.

Dundee also has excellent access to Scotland's motorway network, a regional airport and a growing reputation as cruise ship destination.



## THE WATERFRONT IS A MIX OF RESIDENTIAL, RETAIL, LEISURE AND GRADE A OFFICE SPACE.

- CITY CENTRE RETAIL UNIT
- PROMINENT LOCATION ADJACENT TO OLYMPIA LEISURE CENTRE & GALLAGHER RETAIL PARK
- £78,700 PER ANNUM



# DUNDEE CENTRAL WATERFRONT

## PART OF THE £1 BILLION TRANSFORMATION

The larger £1 billion transformation of Dundee Waterfront covers an area of some 593 acres stretching 8km along the north bank of the River Tay.

The V&A Museum of Design, Dundee is located within the heart of the 16 acre Central Waterfront which expands Dundee City Centre to the River Tay.

The spectacular V&A Museum of Design, Dundee is housed in a world-class building on the river's edge and attracted in excess of 800,000 visitors in its first year.

### DESCRIPTION

The subjects comprise a new, ground floor retail unit finished to shell specification with prominent frontage onto East Whale Lane, adjacent to the Olympia Leisure Centre. The subjects look onto the Gallagher Retail Park where tenants include M&S Simply Food, Next, Matalan, TK Maxx and DW Fitness.

There is ample public parking in the immediate vicinity of the subjects.

### ACCOMMODATION

The unit extends to the following approximate area:

GROUND FLOOR	610 sq m	6,566 sq ft
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### PLANNING

Class 1 (retail) consent, however other uses may be considered.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.



### TENURE

A new Full Repairing and Insuring lease for a term to be agreed. Rental offers over £75,000 are invited.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax, recording dues and VAT as applicable.

### ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the





## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## GET IN TOUCH

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