



50-60 Lochee Road, Dundee, DD1 5RJ
PROPOSED RETAIL SCHEME WITH MAIN ROAD FRONTAGE

Tenure	To Let
Available Size	1,000 to 17,930 sq ft / 92.90 to 1,665.75 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- HIGHLY PROMINENT POSITION ON ARTERIAL ROAD
- CLOSE TO DUNDEE CITY CENTRE
- ROADSIDE FRONTAGE
- DENSELY POPULATION STUDENT RESIDENTIAL AREA
- FURTHER SUB-DIVISION POSSIBLE
- NEW BUILD COMMERCIAL UNITS
- APPROX. 22,000 VEHICLE DAILY TRAFFIC FLOW

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Description

The subjects are located to the south side of Lochee Road (A923), part of Dundee's inner ring road, which benefits from a daily traffic flow of approx. 22,000 vehicles. Lochee Road connects to Kingsway (A90), Dundee's outer ring road.

The subjects occupy a prominent corner position at Lochee Road's junction with Brown Street and are located within the Blackness industrial area, one of Dundee's original industrial locations situated on the west side of the inner ring road, a short distance west of Dundee city centre.

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.

Location

The development will provide a number of single storey retail and commercial units with an allocated parking situated to the front of the premises and delivery / drop off area to the rear.

The units will range in size and can accommodate requirements from approximately 92.9 sq m (1,000 sq ft) up to 1,665 sq m (17,930 sq ft). Each unit will provide modern adaptable retail space which can be made available separately or together depending on tenant requirements.

Accommodation

The proposed development will provide the following Block sizes which can be sub-divided to suit individual tenant requirements.

- Block A - 235 sq m (2,530 sq ft)
- Block B - 480 sq m (5,150 sq ft)
- Block C - 950 sq m (10,250 sq ft)

Terms

The premises are available to lease on a full repairing and insuring basis for a term to be agreed.

Rent

On application.

VAT

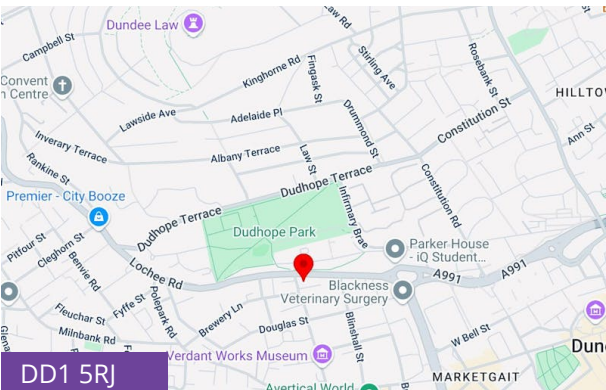
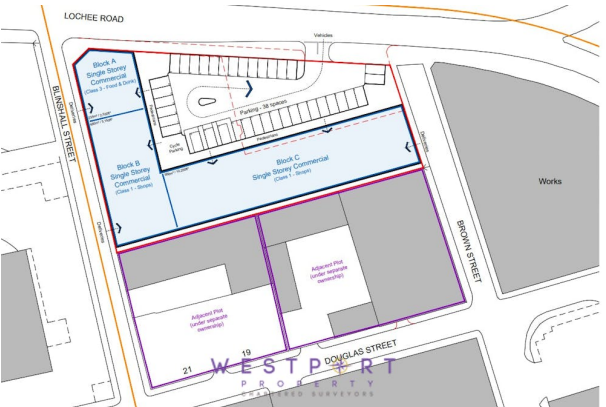
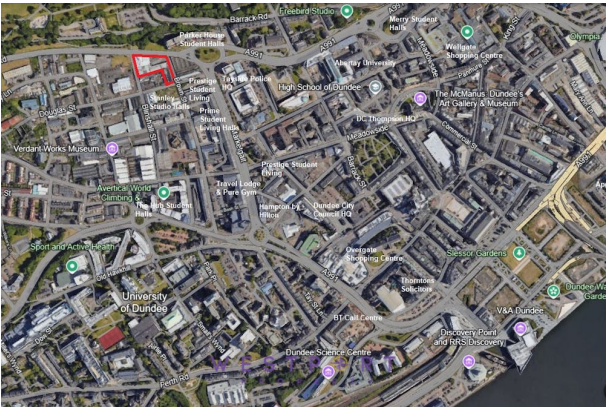
All prices, premiums and rents a quoted exclusive of VAT which may be payable.

Business Rates

The subjects will be assessed following completion of the development works.

Further Information

Please contact the marketing agents, Westport Property, on 01382 225 517.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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