



129 High Street, Lochee, Dundee

Prominent Retail Unit To Let

Located Within Popular Neighbourhood Location





Location

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 and a catchment population in the region of 515,000. Lochee is situated approximately 2 miles north west of Dundee City Centre. The property is located on the east side of Lochee High Street, close to its junction with Burnside Street. Occupiers within the immediate vicinity include **Semichem, Ladbrokes, Superdrug** and **Poundstretcher** along with other national and local retailers.

Description

The property comprises a ground and first floor retail unit set within a three-storey building of brick construction. Upper floors are in residential use.

Accommodation

The property provides the following approximate net internal floor areas:

| | | |
|--------------|-----------------------|-----------------------|
| Ground Floor | 1,208 ft ² | 112.31 m ² |
| First Floor | 520 ft ² | 48.35 m ² |

Rating

The property is entered in the Valuation Roll with a Rateable Value of £13,100. The Uniform Business Rate for the financial year 2016/2017 is £0.484 pence exclusive of water and sewerage rates.

It is understood that the Rateable Value will change to £13,000 effective from 1 April 2017.

Rental Terms

£8,000 per annum exclusive of VAT and other outgoings for a term to be agreed.

Planning

The property currently benefits from Class 1 (Retail) Consent. Interested parties are advised to make their own enquiries to the Local Planning Department in respect of any proposed alternative uses.

Legal Costs

Each party to bear their own costs in connection with this transaction. The ingoing tenants will be responsible for any Land & Building Transaction Tax, VAT and Registration Dues payable.

Energy Performance Certificate

Available upon request.

Viewings

All viewing and further information is via the sole letting agents.

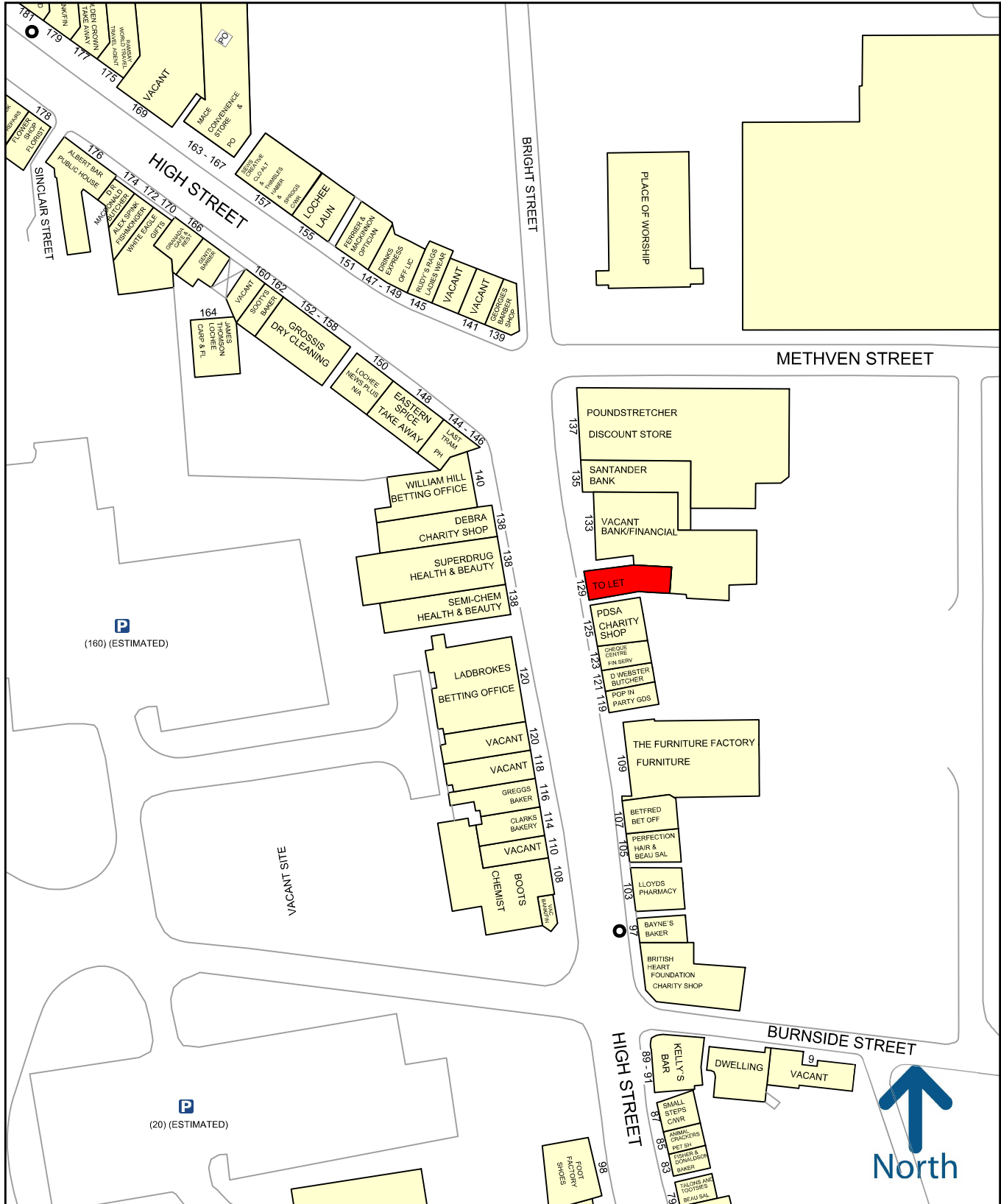


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**Subject To Contract
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