

# TO LET RETAIL UNITS

ON THE INSTRUCTIONS OF



## 142 ARBROATH ROAD, DUNDEE, DD4 7PU



Modern purpose  
built retail units

Planning Consent for  
Class 1,2 & 3 Uses

Extensive on-site  
car parking

Units ready for  
tenant fit out

## Location

Dundee is located on the East Coast of Scotland, roughly mid way between Aberdeen and Edinburgh, overlooking the Tay Estuary and has a resident population of approximately 155,000 persons and a catchment of some 235,000. Dundee represents Scotland's fourth largest City and is the regional centre for employment, services and retailing within the Tayside region.

The subjects are situated on the eastern side of the City, offering an easily accessible location only a short distance from the main roundabout junction linking Arbroath Road to the A92 & A972/A90 Kingsway [Dundee's principal ring route]. Other surrounding occupiers include Ladbroke's, TSB, Majestic Wine, Co-op Funeralcare etc.

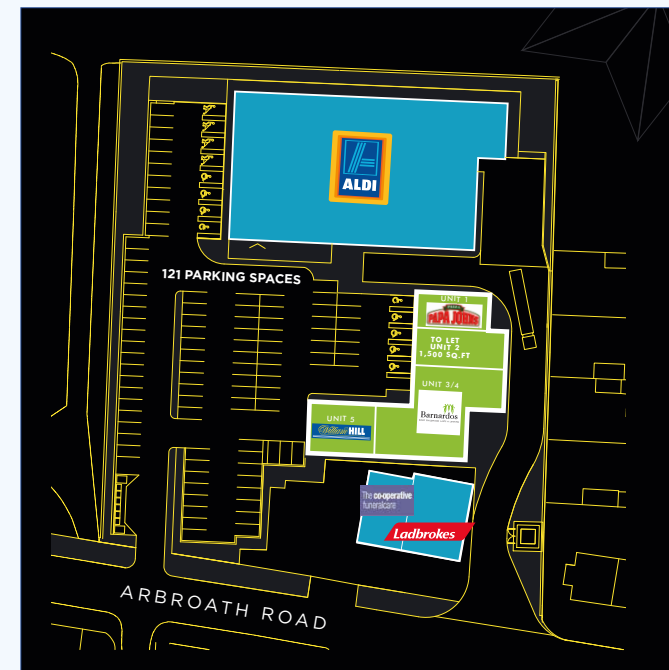
## Description

The retail parade was developed by Aldi and as such benefits from excellent car parking and servicing provision, as shown on the layout plan. The premises comprise an 'L' shaped row of single storey individual retail units, of steel framed construction with metal cladding to the walls and roof plus glazed frontages and service access doors to the rear. The retail units benefit from shared cross rights over the car park and servicing areas, with the tenants contributing to a communal service charge, ensuring the common areas are maintained to a high standard.

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal areas as follow;

Unit 1 – 92.9 sq. m. / 1,000 sq. ft.  
Unit 5 – 139.3 sq. m. / 1,500 sq. ft.





## Rateable Value

Unit 1 - £16,100

Unit 5 - £21,300

## Terms

The subjects are available to let on full repairing and insuring leases.

Further details on lease terms are available from the joint letting agents.

## Rent

Rent on application.

## Service Charge

Available upon request

## EPC Rating

Available upon request.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.



## Viewing & Further Information

Please contact:



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### IMPORTANT NOTICE

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