

# TO LET

Extensive Retail Accommodation

(Possible bar/restaurant opportunity - subject to consents)

**Cooper & McKenzie Menswear, 43 Reform Street, Dundee, DD1 1SH**



- Retail Accommodation and workshop/stockroom
- Double frontage
- Central Location
- Gross Internal Floor Area: 436.58 sq m (4,698 sq ft)
- In close proximity to Overgate Shopping Centre
- Possible bar/restaurant opportunity (subject to consents)

## VIEWING & FURTHER INFORMATION:

Scott Robertson  
s.robertson@shepherd.co.uk

Gerry McCluskey  
g.mccluskey@shepherd.co.uk

T: 01382 200454  
F: 01382 878009

## LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Census 2011).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The Dundee Waterfront Project which with the benefit of circa £1 billion of investment seeks to transform Dundee into a world class destination for visitors and business. The project will be anchored by the V&A at Dundee an international centre of design which is due to open in September of this year and is expected to encourage significant numbers of visitors to Dundee.

Reform Street is a busy traditional retail thoroughfare within the centre of Dundee. The subjects lie in close proximity to

Overgate the principle retail destination in Tayside, whilst other nearby occupiers include McDonalds, Boots, and a number of other local operators.

## DESCRIPTION

The subjects form part of an extensive 4 ½ storey and basement Category 'B' listed building with accommodation on the basement, ground, first and second floors. The main walls are of stone construction whilst the roof over is pitched and overlaid in slate with flat sections.

## ACCOMMODATION

| Floor        | Area sq m     | Area sq ft   |
|--------------|---------------|--------------|
| Basement     | 75.20         | 809          |
| Ground       | 90.50         | 974          |
| First        | 149.14        | 1,605        |
| Second       | 121.74        | 1,310        |
| <b>Total</b> | <b>436.58</b> | <b>4,698</b> |



# TO LET

## Extensive Retail Accommodation

(Possible bar/restaurant opportunity - subject to consents)



### Cooper & McKenzie Menswear, 43 Reform Street, Dundee, DD1 1SH

These areas have been calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

#### RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation Roll at:

Net and Rateable value: £38,800.

The Unified Business Rate for the financial year 2018/2019 is 48 pence exclusive of water and sewerage.

#### PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated.

Additional upper floor accommodation can be made available for lease if required.

#### ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Performance Rating of:

Awaiting Rating.

Further information and a recommendation report is available to seriously interested parties on request.

#### VAT

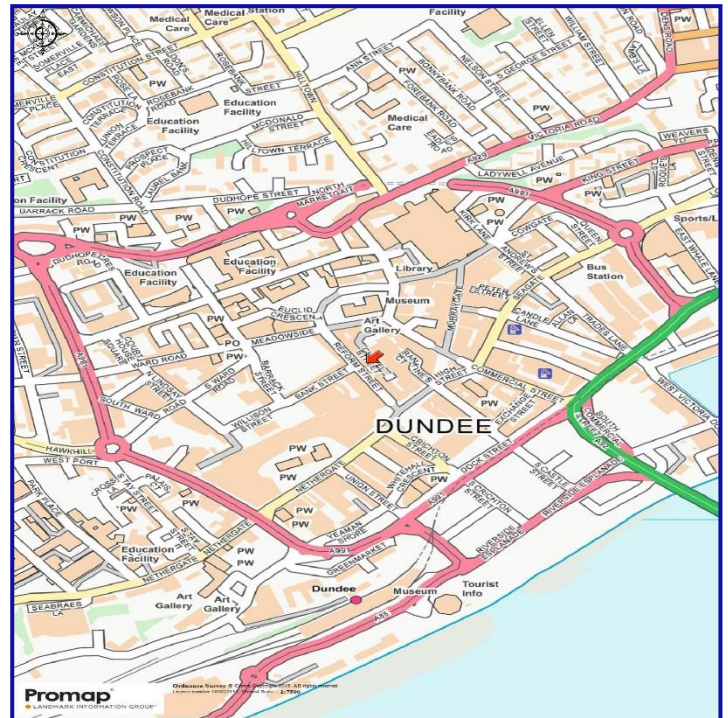
For the avoidance of doubt all prices quoted are exclusive of VAT.

#### LEGAL FEES

Both parties shall be responsible for their own legal costs with the incoming tenant assuming responsibility for LBTT and registration dues.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



#### VIEWING

For further information or viewing arrangements please contact the sole agents:

A 13 Albert Square, Dundee, DD1 1XA

T 01382 200454

F 01382 878009

E Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)  
Gerry McCluskey – [g.mccluskey@shepherd.co.uk](mailto:g.mccluskey@shepherd.co.uk)

Publication date: May 2018