



Overgate

LEASING BROCHURE 2019

A key shopping destination for the whole family



www.overgate.co.uk



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Dundee is a city in transformation,
growing culturally and offering
extraordinary **investment opportunities.**



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826,200 tourists

visit Dundee per year
contributing **£155.38** million
to the local economy (source:
Global Tourism Solutions).

V&A Dundee, the
only design museum in the
UK outside London.



UK's first
**UNESCO
City of
Design**



One of the **highest
student to
population**
ratios in the UK.



4th largest city

in Scotland and 90% of Scotland's
population live within a 90-minute
drive time from Dundee.

Known as Scotland's
'sunniest city', located
at the head of the River Tay.



Home to the third largest regeneration
project within the UK with the
**£1bn Dundee Waterfront
Development.**



Catchment Information

Primary Catchment:

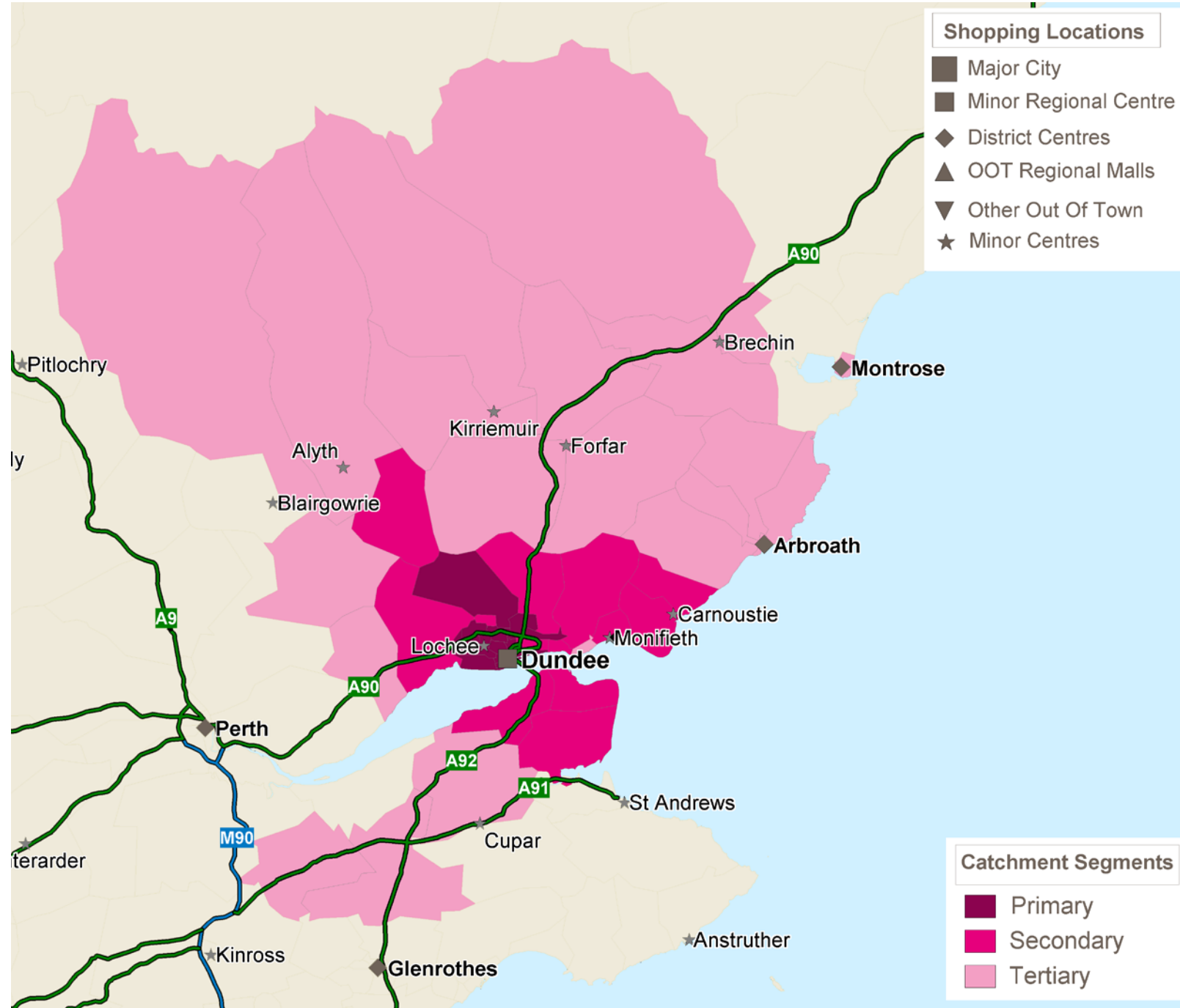
96,000,
50% of Dundee's Shoppers

Secondary Catchment:

86,000,
25% of Dundee's Shoppers

Tertiary Catchment:

166,000,
10% of Dundee's Shoppers





KEY FACTS

Anchor Tenants Primark, Debenhams, New Look, H&M, Next

420,000sq ft of retail floor space

Annual footfall of **14 million**

Pre-Family demographic **18% above** Scotland average in Primary catchment

Strong 'young fashion' retailers including Topman/Topshop, Schuh, Footasylum, River Island and JD

The centre captures **77%** of total spend in Dundee



OVERGATE FACILITIES

1,000 multi-storey car parking spaces

Over **70** units of various sizes

Town centre location

Dedicated **Customer Service** team

Overgate wide **gift card** available

Outdoor Children's **Playpark**

'I Am Me, Keep Safe' recognised location

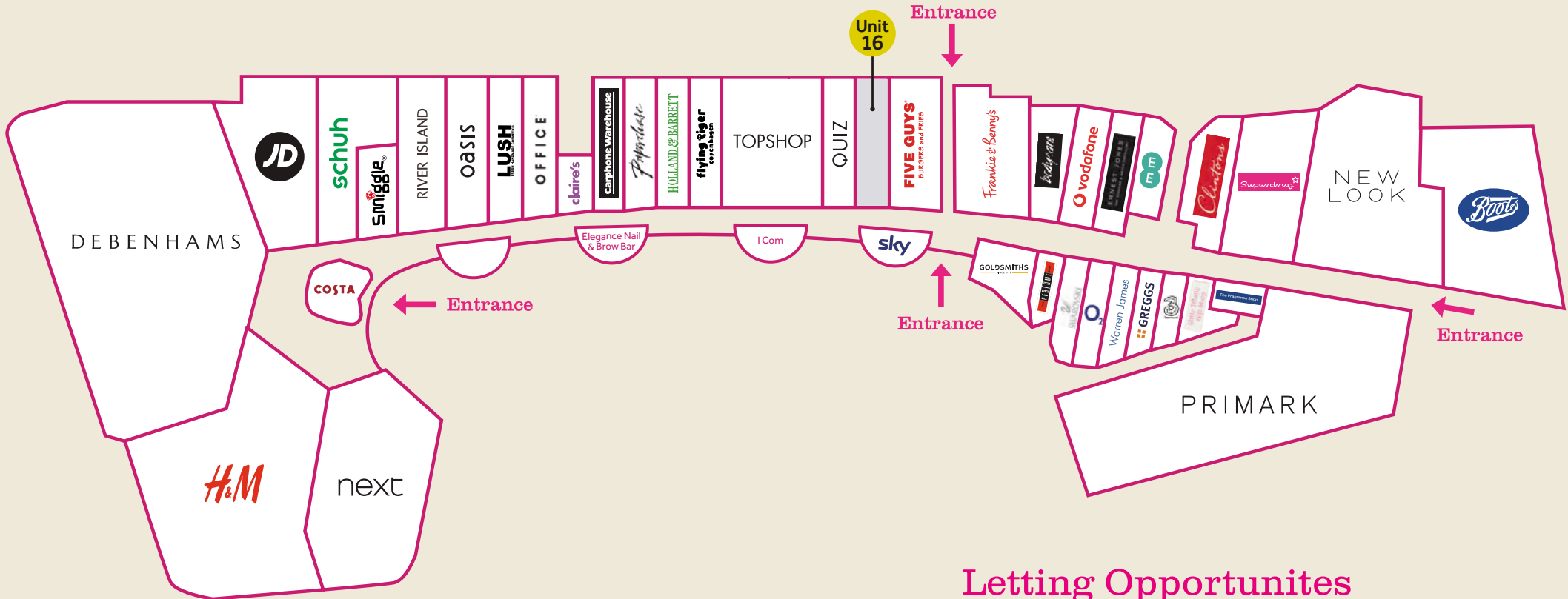
Community garden growing fresh herbs and vegetables

A dedicated **Quiet Hour** every Sunday, 11am-12noon





Lower Floor Plan

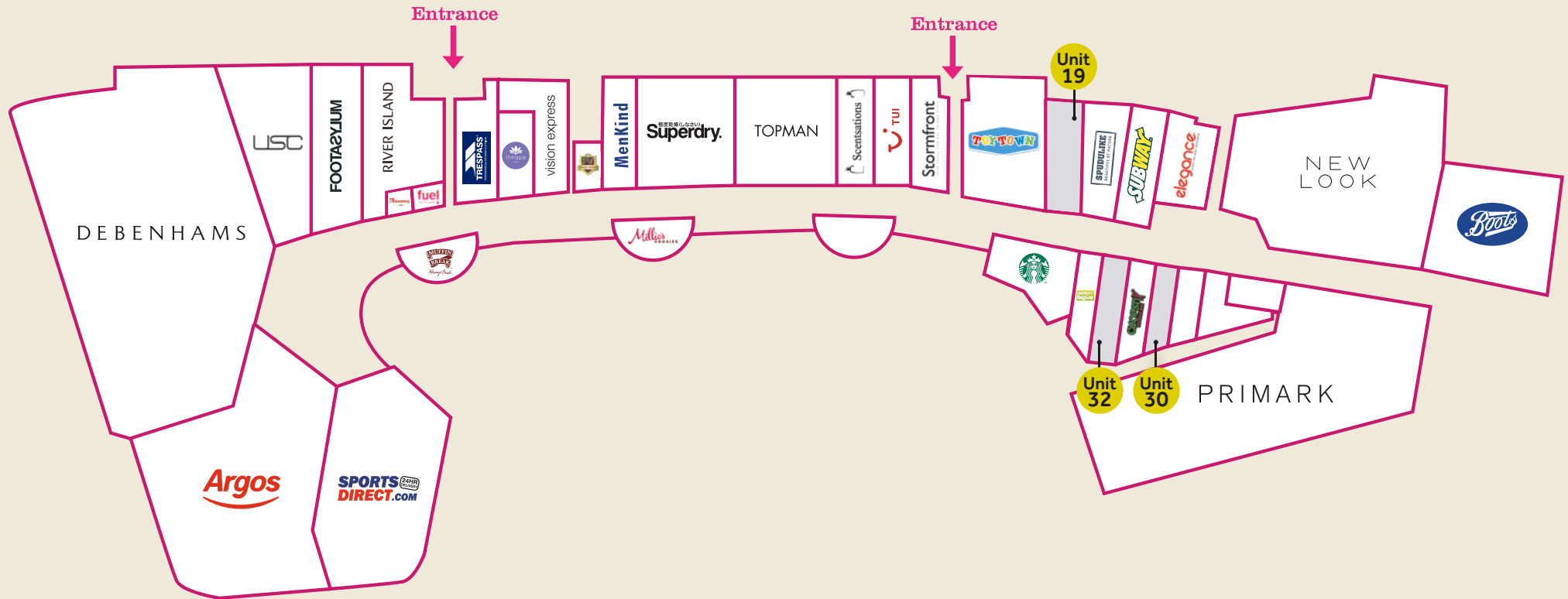


Letting Opportunitites

Unit	Size	Rent
16	Floor Area 1,996 sq ft	£105,100 pa



Upper Floor Plan



Letting Opportunitites

Unit	Size	Rent
19	Floor Area 2,110 sq ft	£70,000 pa
30	Floor Area 1,281 sq ft	Under Offer
32	Floor Area 1,327 sq ft	£34,000 pa



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