

# To Let

NO RATES PAYABLE



## Retail Unit

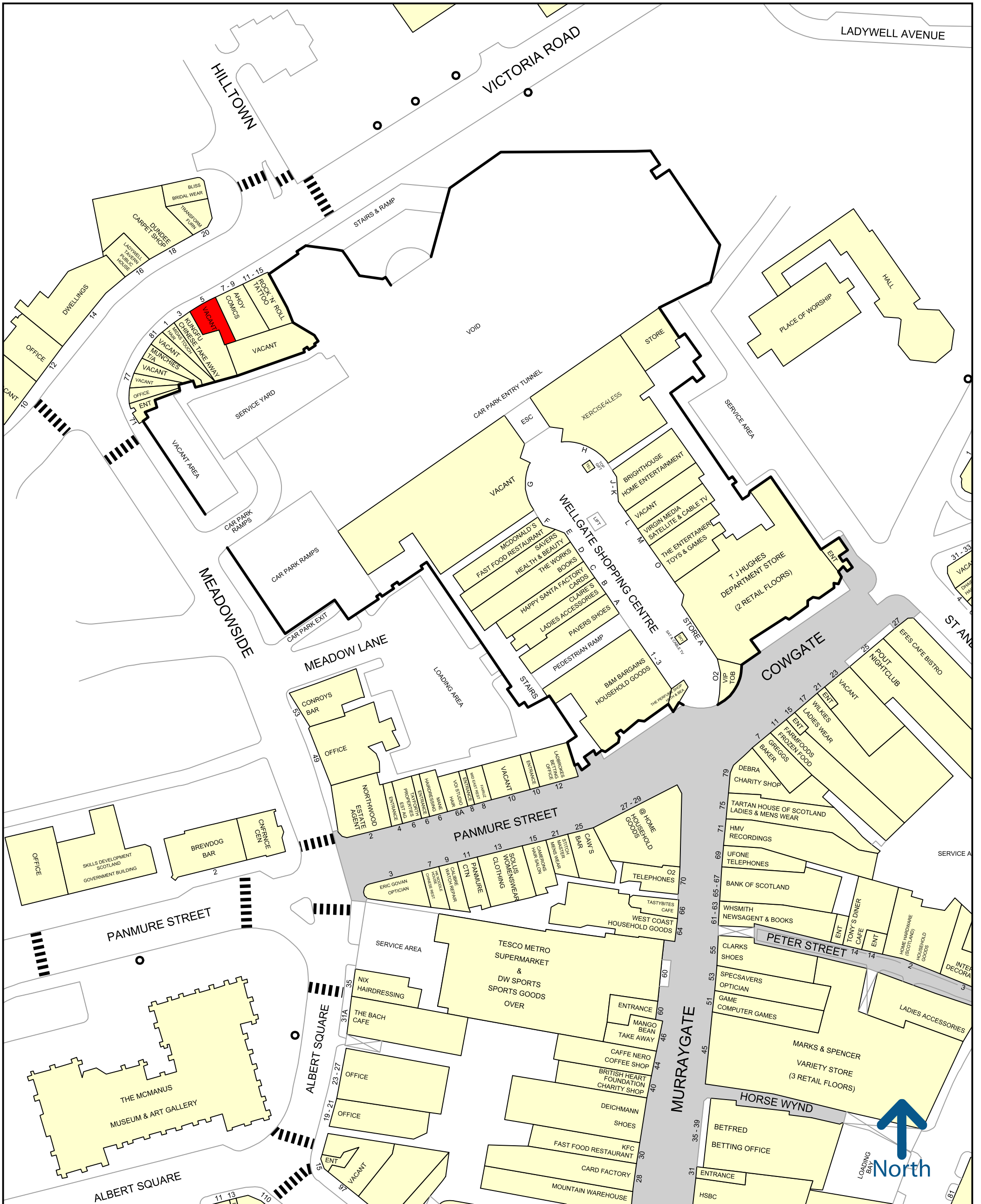
5 Victoria Road  
Dundee  
DD1 1EL

69.12 sq.m (744 sq.ft)



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



50 metres

Experian Goad Plan Created: 04/07/2019  
Created By: F G Burnett



## Location

Dundee is located on the East Coast of Scotland and has a resident population of circa 155,000 and a catchment of some 235,000.

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing with Tayside.

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 subjects are located on a prominent position on Victoria Road close to the entrance of the Wellgate Shopping Centre where occupiers include Superdrug, McDonald's, Poundland, The Entertainer Toy Store and B&M. Xercise4Less is also located within the shopping centre in close proximity to the property.

## Description

The subjects comprise a retail unit within the ground floor of a 3 storey block.

Internally the subjects comprise a sales area, storage and WC to the rear.

## Floor Area

The following approximate floor area has been measured in accordance with The RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	69.12 sq.m	(744 sq.ft)
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## Rent

£9,000 per annum.

## Rateable Value

The Valuation Roll shows a Rateable Value for the property of £6,400 with effect from 1 April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Dundee City Council website (<https://www.dundee.gov.uk/service-area/corporate-services/customer-services-and-it/non-domestic-rates>).

## VAT

The rent quoted is exclusive of VAT which may be applicable.

## Lease Terms

The unit is available on Full Repairing and Insuring terms for a period to be agreed. Any long term lease incorporating 5 yearly upward only rent reviews.

## EPC Rating

D56. A copy of the EPC is available from the letting agents.

## Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

## Entry

To be agreed on conclusion of legal missives.

## Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent. All offers should be submitted in Scottish Legal Form.

## Contact

Richard Noble  
T: 01224 597528  
E: [richard.noble@fgburnett.co.uk](mailto:richard.noble@fgburnett.co.uk)

## Joint Agents

Isla Monteith  
T: 0131 2473800  
E: [isla.monteith@savills.com](mailto:isla.monteith@savills.com)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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