

**LEASE FOR SALE**

**ON THE INSTRUCTION OF ACCESSORIZE**  
**73 Commercial Street, Dundee, DD1 2AB**  
**Available for Sub-lease or Assignment \*Staff Unaware\***

**RETAIL PREMISES**

**384.98 sq m (4,144 sq ft)**



# 73 Commercial Street, Dundee

## LOCATION

Dundee is Scotland's 4<sup>th</sup> largest city with a population of 150,000 people. The city is situated on the Firth of Tay estuary in eastern Scotland and is located 56 miles north of Edinburgh and 21 miles east of Perth.

Dundee is a culturally growing city with over £1bn of investment to improve the waterfront area. Currently there are over 9 million tourists visiting Dundee, and this figure is set to rise to 12 million after The V&A Museum opens in September this year. Dundee is home to two universities and has a student population of 19,000.

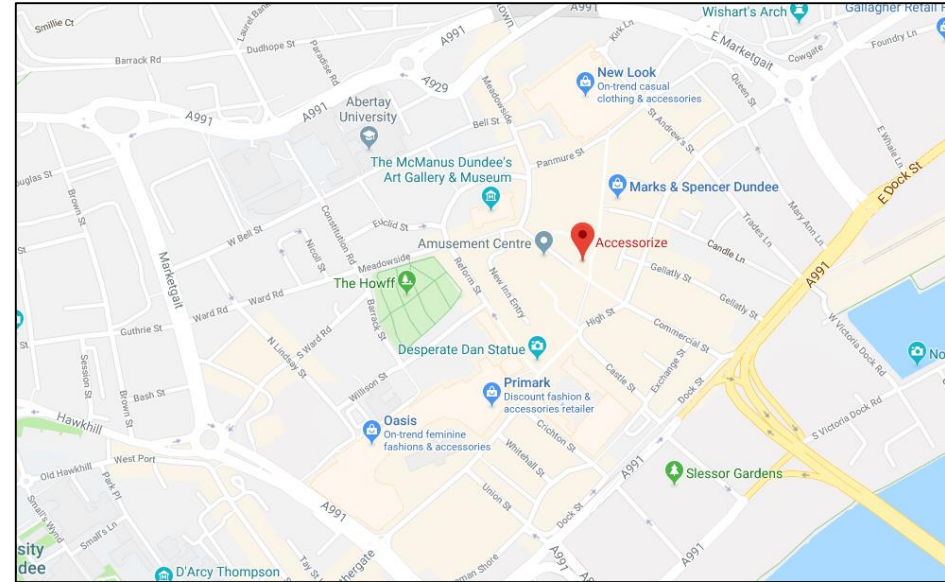
The A90 serves Dundee which connects the city to the M90 and Perth in the west, and Forfar and Aberdeen in the north. Dundee has two railway stations and numerous bus routes serve the city. There is also a small airport with flight to London.

The subjects occupy a highly prominent position at the corner of Commercial Street and Murraygate in the prime retail pitch in Dundee. Neighbouring occupiers include **Zara, The Body Shop, H&M and Costa**.

## DESCRIPTION

The subjects are arranged over the ground, 1<sup>st</sup> and 2<sup>nd</sup> floors of an attractive sandstone building beneath a pitched slate roof. The unit benefits from a glazed return frontage on Murraygate and Commercial Street.

Internally the property is arranged to include sales area on the ground floor with the 1<sup>st</sup> and 2<sup>nd</sup> floors used for storage and staff welfare at present. The unit has rear service access, with access directly off Commercial Street.



## ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with RICS Code of Measuring Practice (6<sup>th</sup> Edition), and extend to the following approximate floor area:

Floor	sq m	sq ft
Ground Floor	127.83	1,376
First Floor	133.5	1,437
Second Floor	123.65	1,331
Total	<b>384.98</b>	<b>4,144</b>

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction with the ingoing tenant being responsible for tax, Registration Dues and VAT incurred thereon.



## CONTACT US

### CBRE Ltd

7<sup>th</sup> Floor  
149 St Vincent Street  
Glasgow  
G2 5NW

### Euan McGonigle

0141 204 7767  
Euan.mcgonigle@cbre.com

### Rachael Doherty

0141 204 7707  
Rachael.doherty@cbre.com

## TENURE

The subjects are held on an FRI lease expiring 30<sup>th</sup> October 2022. The property will be available by way of a sub-lease or assignation

## RENT

Rent on Application

## PLANNING

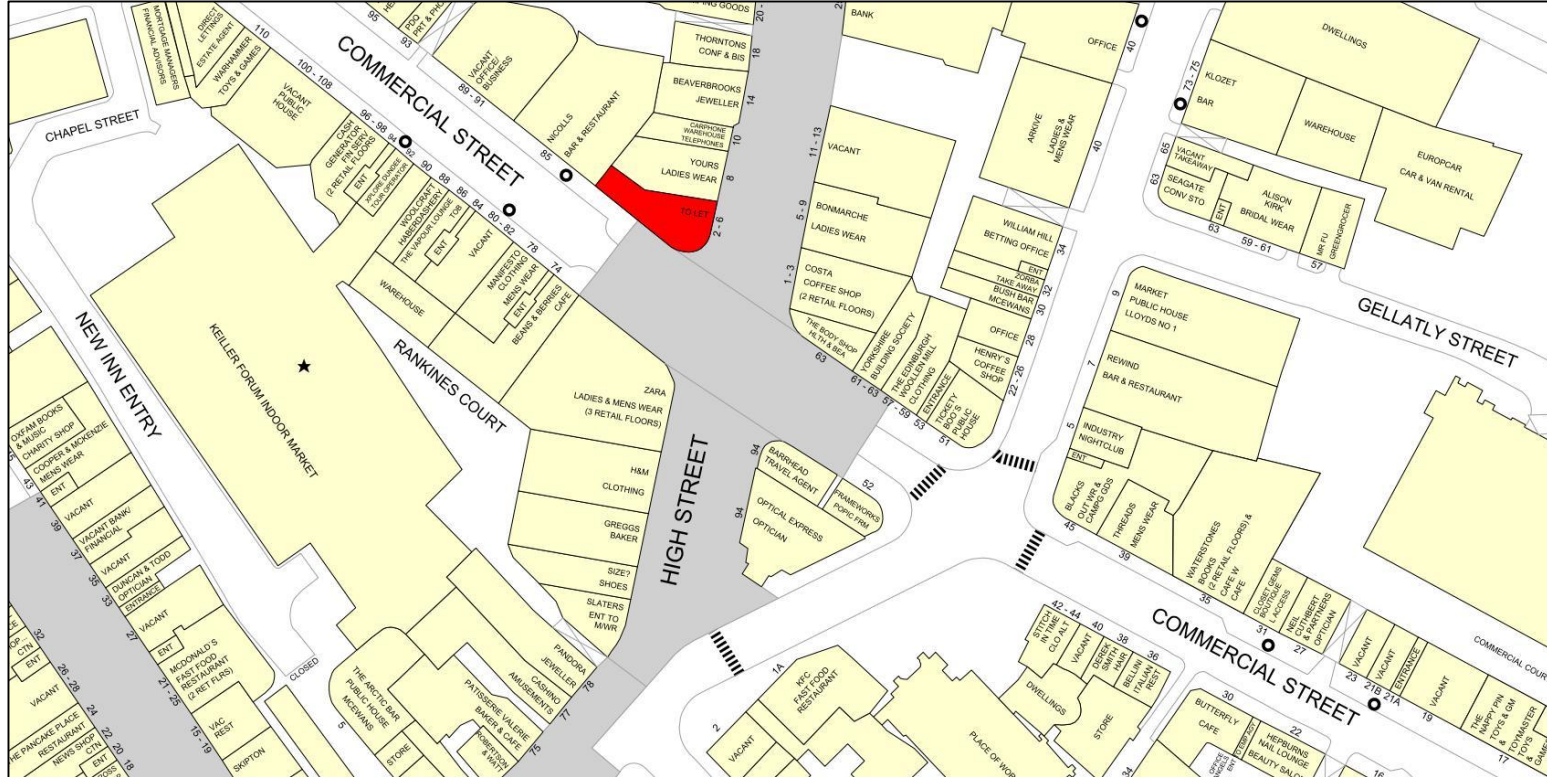
The property benefits from Class 1 (Retail) consent. Interested parties are advised to make their own enquiries direct to the Local Planning department in respect of alternative uses..

## RATES

The property is entered in the Valuation Roll as £63,200 Rateable Value / Rates Payable £31,979 per annum.



## GOAD



## CONTACT US

### CBRE Ltd

7th Floor  
149 St Vincent Street  
Glasgow  
G2 5NW

### Euan McGonigle

0141 204 7767  
Euan.mcgonigle@cbre.com

### Rachael Doherty

0141 204 7707  
Rachael.doherty@cbre.com

### Jonathan Reid

#### Shepherd Commercial Surveyors

0138 287 8005  
J.reid@shepherd.co.uk

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. April 2018.