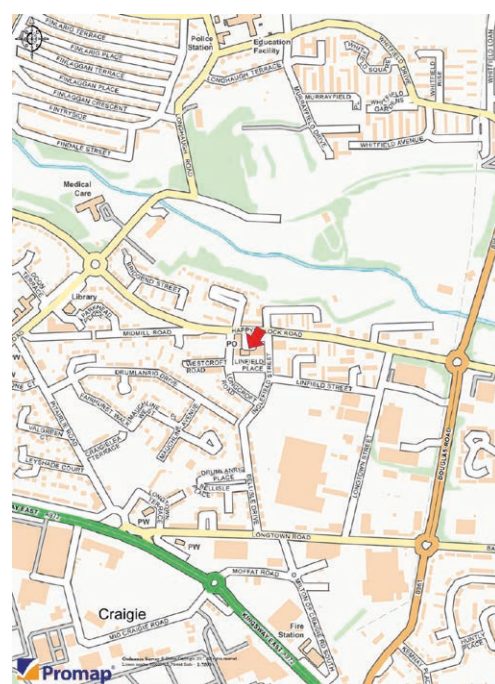




Happyhillock Health Clinic, Happyhillock Road, Dundee, DD4 8LS

- Individual suites available
- Within busy retail parade
- Ample off street car parking
- All enquiries





LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes drive time. The city has its own Airport with daily flights to London. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The subjects are within the Happyhillock Shopping Centre, located approximately 2 miles north east of Dundee City Centre. The subjects and neighbouring occupiers primarily serve the local community however are easily accessible to those travelling from further afield.

Neighbouring occupiers include Ladbrokes, Subway, Boots Chemist and Hayat's Convenience Store.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a single-storey building. The subjects benefit from attractive full height glazed double frontage.

Internally the subjects provide individual suites, to be let separately, with rear shared staff facilities and WC. The suites may suit a variety of uses, subject to consents.

Medical/Health care uses are invited.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas:

SUITE	SQ M	SQ FT
1	3.60	39
2	5.49	59
3	5.49	59
4	5.54	60
5	3.01	32
6	5.71	61
7	5.76	62

LEASE TERMS

The suites are available on flexible lease terms, on an all-inclusive basis.

EPC

Available upon request.

VAT

We understand the subjects are not VAT elected however interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk

01382 200064



Euan Roger

Graduate Surveyor

euan.Roger@g-s.co.uk

01382 200 064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2019