

RETAIL



WESTPORT
PROPERTY
CHARTERED SURVEYORS

01382 225517

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Unit 3 82 High Street, Dundee, DD1 1SD

PRIME CITY CENTRE RETAIL UNIT

Size: 2,427 Sq Ft (225.47 Sq M)

✦ EXCELLENT FRONTAGE

Rent: On Application

✦ HIGH PASSING FOOTFALL

Tenure: To Let

✦ GROUND FLOOR & BASEMENT

TO LET

DUNDEE, DD1 1SD

RENT ON APPLICATION

Location

The subjects are situated in a prominent position on the north side of High Street, Dundee in between its junctions with Reform Street and Commercial Street.

Neighbouring occupiers include Costa, Slaters Menswear, Boots, Virgin Money and H&M.

The subjects also benefit from being in very close proximity to both the Overgate and Wellgate Shopping Centres.

Description

The subjects comprise an extensive ground floor and basement retail premises which benefit from extensive frontage onto High Street.

The subjects benefit from an open plan sales area to the front with staff facilities, disabled WC and storage to the rear. Additional storage, a small office and kitchen are provided at basement level.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:

Description	Area (Sq M)	Area (Sq Ft)
Ground	182.27	1,962

Basement	43.2	465
Total	225.47	2,427

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rent to be negotiated

Business Rates

Rateable Value: £72,200

VAT

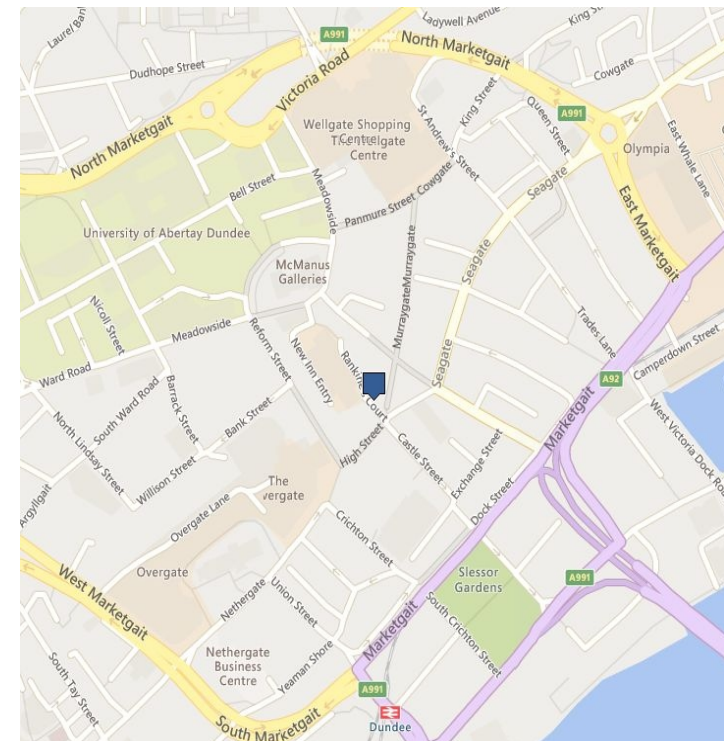
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Energy Performance Certificate

Available on request from the marketing agent.

Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.



Fergus McDonald

T: 01382 225517

M: 07900 474 406

E: fergus@westportproperty.co.uk



Angela Caldwell

T: 01382 225517

M: 07788 661 358

E: angela@westportproperty.co.uk

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