

Unit L8 – Carphone Warehouse

Overgate Shopping Centre

Dundee DD1 1UF

PRIME SHOP LEASE FOR SALE

- Scotland's 4th City
- Dominant Retail Scheme
- Prime Position



Location

Dundee is Scotland's fourth city and is located approximately 60 miles north of Edinburgh, 70 miles north east of Glasgow and 70 miles south of Aberdeen. The city benefits from a resident population of approximately 148,000 persons and an estimated catchment population in excess of 600,000 persons within a 30 mile radius. The city benefits from a sizeable student population of approximately 42,000 persons.

Following the opening of the V&A Museum on Dundee's Waterfront in September 2018 the city has been considerably bolstered by an additional 830,000 tourists visiting the city in the first year alone.

The Overgate Shopping Centre is the dominant retail destination in Dundee city centre extending to approx. 420,000 sq ft split over 2 floor levels. Anchor tenants include **Debenhams, Primark, New Look, Boots, H&M** and **Superdry**. Other retailers represented include **Foot Asylum, Schuh, JD, Apple** and **TopShop**. Footfall is estimated at approx. 14 million person per annum.

The subjects are located in a 100% prime location in the lower mall with nearby

retailers including **Holland & Barrett, Tiger, Claires, Schuh** and **JD**.

Accommodation

The subjects comprise a modern retail unit arranged over ground floor area extending to the following approx. area:

Ground Floor	1,906 sq ft	177.07 sq m
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Lease

The property is held on a full repairing and insuring lease expiring 23rd June 2021.

Rent

The passing rent is £130,000 per annum exclusive of rates, service charge and VAT (if applicable).

Service Charge

Latest service charge expenditure for the current financial year is approx. £19,302 per annum.

Use

The property benefits from use for retail within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Rates

We are advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£103,250
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Rates Payable 2020/21 approx.	£53,380
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Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

Contact Us

Appointments to view must be arranged via sole agents Colliers International, through:

Ross Wilkie
+44 7769 877123
Ross.Wilkie@colliers.com

John Duffy
+44 7920 188946
John.Duffy@colliers.com

Colliers International
2 West Regent Street
Glasgow G2 1RW
+44 141 226 1000
Colliersproperty.co.uk



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