



TO LET/MAY SELL

RETAIL PREMISES

38-40 Reform Street, Dundee, DD1 1RT

City Centre Retail Premises

Excellent retail frontage to both Reform Street and Bank Street

Ground Floor extending to approximately 850 sq ft, Basement Floor extending 1240 sq ft

Offers of £20,000 per annum exclusive invited

Incentive packages available

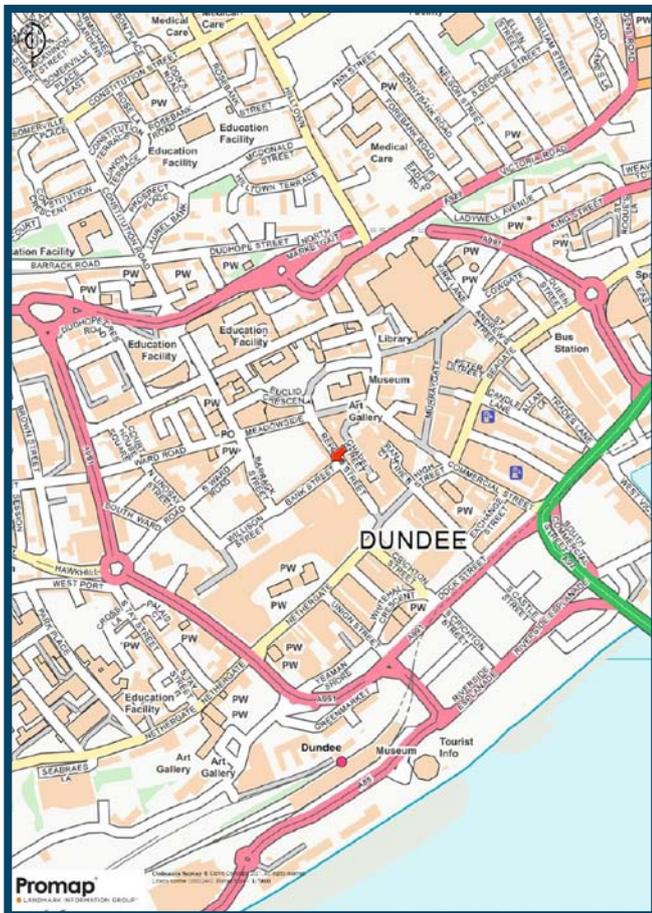
LOCATION:

The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles east from Perth. Dundee benefits from a mainline railway station sitting on the East Coast Line with a further rail link to Perth and the Central Scotland area. The city also has the benefit of excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

The city has been through a period of urban regeneration in recent years with a number of redevelopment projects, including the expansion and regeneration of the Overgate and the comprehensive office/retail and residential redevelopment of the City Quay area. In addition the Dundee Waterfront Project is now well under way and plans include the construction of V & A at Dundee.

The subjects are situated on the western side of Reform Street, at its junction with Bank Street, providing an excellent retail frontage to both. Reform Street is accessed directly from the High Street providing one of the main commercial thoroughfares within Dundee city centre.

Occupiers in the near vicinity are of both a local and national nature including Blackadders Solicitors, PenCig E Cigarette Shop, Coral Bookmakers, The Money Shop and Santander.

**DESCRIPTION:**

The subjects comprise retail premises arranged over the ground and basement floors of a four storey and basement building of traditional stone construction, contained under a pitched and slated roof.

The property benefits from an excellent retail frontage to both Reform Street and Bank Street comprising four full height timber/glazed display windows with a recessed, double timber/glazed entrance door.

Internally, the ground floor provides an open plan retailing area, back shop/store and appropriate staff toilet facilities.

The basement is accessed via an internal staircase and provides a large open plan area together with additional storage rooms and toilet facilities.

ACCOMMODATION:

Calculated the subjects extend to the following net internal areas:-

Ground Floor - 79 sq m (850 sq ft)
Basement Floor - 115 sq m (1,240 sq ft)

ASSESSMENT:

We have consulted the Tayside Assessors website (www.saa.gov.uk) and note that the premises are entered into the current Valuation Roll as follows:

Rateable Value: £37,900

The Unified Business Rate for the financial year 2010/2011 is 40.7pence.

Under existing legislation a new occupier has the right to appeal against this assessment. Small Business Relief may be available this should be checked with Dundee City Council.

RENTAL OFFERS:

Offers in the region of £20,000 per annum exclusive are invited.

LEASE TERMS:

The subjects are offered on normal Full Repairing and Insuring terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

PRICE:

Consideration will be given to the sale of the subjects and further information is available from the sole Marketing Agents.

EPC:

A copy of the EPC can be made available on request however the rating is #.

VAT:

All prices quoted are exclusive of any Vat which may be chargeable.

VIEWINGS:

Strictly by appointment through the sole Marketing Agents.

ENTRY:

By agreement.

DATE OF PUBLICATION:

June 2017

REFERENCE:

LN/ESA1240

CONTACT

Email: leigh.nisbet@dmhall.co.uk
jim.honeyman@dmhall.co.uk

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.