

TO LET

MODERN CONVENIENCE RETAIL UNIT

ADJACENT TO DUNDEE BUS
STATION WITH HIGH LEVELS
OF FOOTFALL

NEW BUILD DEVELOPMENT,
FULLY FITTED AND READY FOR
OCCUPATION.

PREMIUM PAYMENT FOR FIT
OUT

NIA: 110.88 SQM (1,194 SQFT)

RENTAL OFFERS OVER
£20,000 P/A



VIDEO TOUR



WHAT 3 WORDS

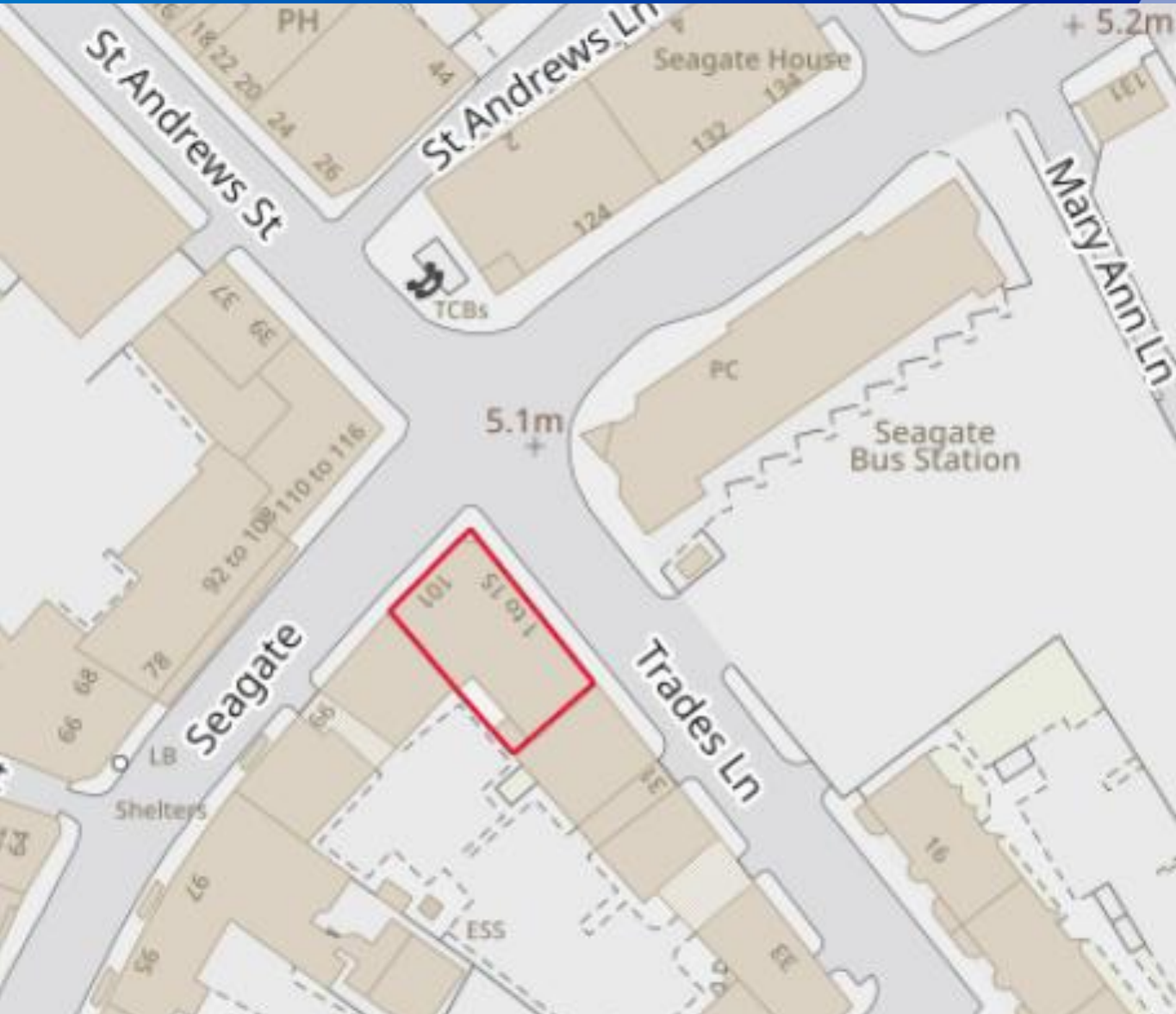
101 SEAGATE / 3 TRADES LANE DUNDEE DD1 2EW

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LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (census 2011).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside. The city has its own airport with daily flights to London (Stansted Airport) and sits on the main east coast railway line which runs services into London (Kings Cross)

The subject property is situated at the northern extent of Trades Lane and at its junction with the Seagate to the west.

The unit benefits from being adjacent to Dundee's principal bus station in a very busy part of the City and is within walking distance of the centre, train station, and the newly redeveloped Waterfront esplanade

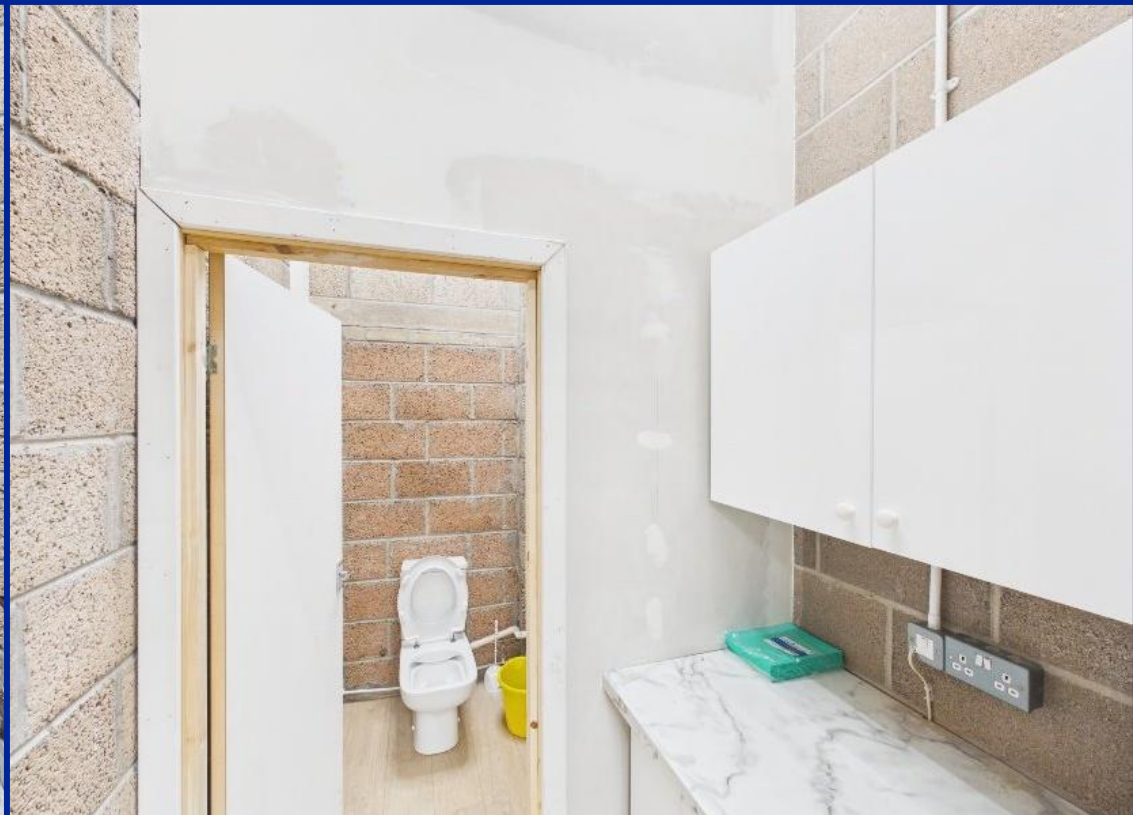




Floor Plan

101 SEAGATE / 3 TRADES LANE DUNDEE DD1 2EW







DESCRIPTION

The subjects comprise a corner ground floor retail unit contained within a newly completed development of 28 residential apartments by Hillcrest Housing Association.

The unit provides traditional retail frontage displays onto both the Seagate and Trades Lane with the entrance being centrally located on the front elevation at the junction of both aforementioned streets.

The subjects are fully fitted and ready for occupation.

RENTAL

Our client is looking for rental offers over £20,000 per annum for a negotiable term of years.

A payment to cover the cost of the recently completed fit out will be required at the date of entry.

RATEABLE VALUE

Awaiting reassessment.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

ACCOMMODATION

	m ²	ft ²
Ground Floor		
Retail Space, Rear Store Area and Toilet	110.88	1,194
Total	110.88	1,194

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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