

TO LET

Prominent Retail Unit

129 HIGH STREET, LOCHEE, DUNDEE.



LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 persons and a catchment population in the region of 515,000.

Lochee is situated approximately 2 miles north west of Dundee City Centre. The property is located on the east side of Lochee High Street, close to its junction with Burnside Street. Occupiers within the immediate vicinity include Semichem, Ladbrokes, The Range and Poundstretcher along with other national and local retailers.

Description

The property comprises a ground and first floor retail unit set within a three-storey building of brick construction.

Upper floors are in residential use.

Accommodation

The unit is arranged over ground and first floors and extends to the following approximate net internal floor areas:

Ground Floor Sales	1,208 sqft	112.31sqm
First Floor	520 sqft	48.35sqm

Total Net Internal Area	1,728 sqft	160.56sqm
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Rental

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £8,000 per annum exclusive.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from a Class 1 (Retail) consent

Rating Liability

Rateable Value	£13,000
UBR (2020/21)	£0.498
Rates payable	£6,474 for current year

Please note the property may be eligible for the Small Business Bonus Scheme with full rates relief.

Viewings

All viewings and further information is via the sole letting agents.



Douglas Hogg

HSA Retail

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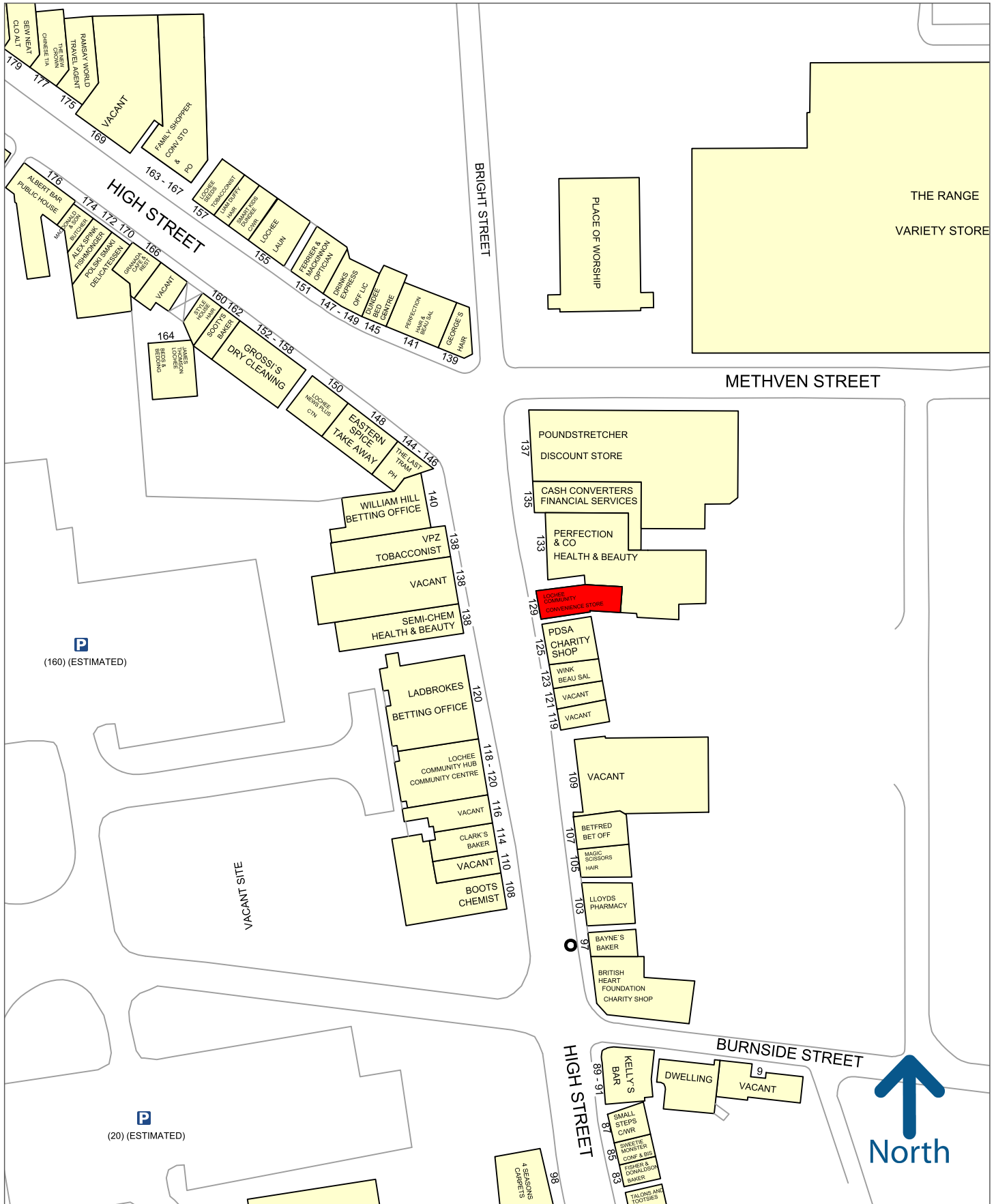
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Subject to Contract
Date: February 2021

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50 metres

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