

## FOR LEASE



**TENDER DOCUMENTATION**

**RETAIL OPPORTUNITY**

**173 STRATHMARTINE ROAD  
DUNDEE**

**PROPERTY EXTENDS TO 309 Sq ft (28.71 msq)**

**OFFERS ARE INVITED**

## Lease Terms

The subjects are offered for lease on the following terms:

<b>Rent:</b>	<b>Offers over £4,200 per annum payable quarterly in advance.</b>
<b>Lease duration:</b>	<b>9 years</b>
<b>Break Option:</b>	<b>Mutual option to break the lease every 3 years</b>
<b>Rent Reviews:</b>	<b>3 yearly upwards only</b>
<b>Repairs:</b>	<b>Landlord to maintain the property in a wind and watertight condition. Tenant to be responsible for all other repairs and maintenance.</b>
<b>Alienation:</b>	<b>Tenant cannot sublease or assign without the landlords consent.</b>
<b>Rates:</b>	<b>Tenant responsible for the payment of rates. Details of the current rateable value can be found at <a href="http://www.saa.gov.uk">www.saa.gov.uk</a></b>

The occupier will be responsible for payment of non domestic rates, utilities and all other charges levied in respect of their use of the subjects.

## Use

The occupier will be permitted to use the subjects as a Class 1A use as specified within The Town and Country Planning (Use Classes) Order 1987 (as amended) .

Any other use may be subject to the relevant permissions being granted. The successful bidder would require to apply for and obtain any required building warrants and any other statutory consents necessary for the building.

## Offers

Interested parties must complete the form attached, headed 'Lease Proposals – 173 Strathmartine Road, Dundee'. The application must also state if a change of use is needed and the timescales expected for this to be granted.

The completed form should be emailed to [leasing.enquiries@dundeecity.gov.uk](mailto:leasing.enquiries@dundeecity.gov.uk), copying in [Hannah.Macpherson@dundeecity.gov.uk](mailto:Hannah.Macpherson@dundeecity.gov.uk) with the subject heading 'Offer of Lease – 173a Strathmartine Road'

All offers must be lodged on or before **1pm on Tuesday 30<sup>th</sup> April 2024**.

Please note that failure to submit in the prescribed manner may, at the discretion of the Council, result in the offer not being considered.

## Viewing

A viewing of the property can be organised by calling Hannah Macpherson on 07436052428.

## ASSESSMENT OF OFFERS

The offers will be assessed with regards to the 'Offer of Rent', and acceptability of the proposed tenant.

The council will not accept a limited company less than 3 years old without a guarantor, who will be subject to the relevant referencing procedure.

Following the closing date, the offers will be reviewed and a preferred bidder selected.

The preferred bidder (name of tenant) will be subject to due diligence to confirm suitability as a tenant and ability to meet the proposed offer of rent. In the event that the Council is not satisfied that the preferred bidder meets the foregoing, the Council may proceed with another bidder.

The preferred tenant/offer will require to be approved by Dundee City Council prior to entering into a lease.

It should be noted that the Council is not bound to accept the highest or indeed any offer.

**NOTES**

- Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed.
- Although formulation of responses may involve cost and expense to the bidder, Dundee City Council is under no obligation to, and therefore will not, reimburse the bidder in this respect.
- Interested parties should satisfy themselves as to all details.
- These particulars are prepared for guidance only and form no part of a binding contract.

**LEASE PROPOSALS  
173 STRATHMARTINE ROAD, DUNDEE**

**Name of Tenant .....**

**Offer of Rent £.....per annum**

**Proposed Use of Property and Consents needed:**

.....  
.....

**Name: .....**

**Signature:**

**Date:**