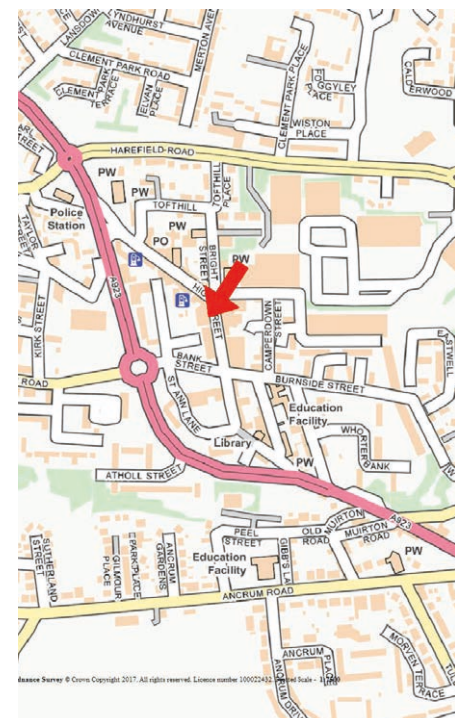


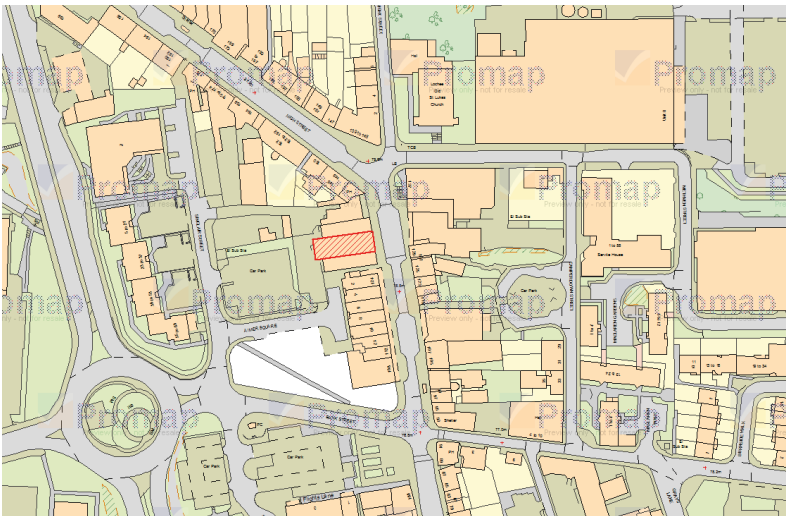


Unit 2, 138 High Street, Lochee, Dundee, DD2 3BL

The subjects comprise a retail unit contained on the ground and first floors within a parade of similar occupiers. The property has the benefit of an substantial glazed frontage onto Lochee High Street.

- RETAIL UNIT WITHIN POPULAR COMMERCIAL CENTRE
- EXTENSIVE STORAGE ACCOMMODATION ON FIRST FLOOR
- EXTENDS TO APPROX NIA — 403.19 SQ. M. / 4,340 SQ. FT.
- HIGH QUALITY UNIT WITH EXTENSIVE GLAZED FRONTAGE





LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside and is located on the east coast of Scotland with 90% of the country's population within 90 minutes drive time.

The subjects themselves are located on the east side of Lochee High Street, a popular neighbourhood shopping area, around 2 miles north west of Dundee City Centre. Surrounding occupiers include a number of national retailers such as Ladbrokes, Greggs and Semi-Chem along with a mix of well established local traders.

DESCRIPTION

The subjects comprise a mid-terraced ground and first floor retail unit, within a 2-storey plus attic traditional brick / block constructed building under a pitched roof. The subjects benefit from a substantial glazed frontage with recessed pedestrian access entrance.

Internally the subjects provide good quality retail space with semi-modern suspended ceiling with inset panel lighting. To the rear of the subjects there is loading bay access, with goods lift. On the first floor there is a large store room, office and staff facilities. Security is provided by way of a roller shutter over the entire frontage.

The subjects further benefit from a dedicated service yard and staff car park to the rear.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, we calculate the net internal floor area of the subjects as follows;

Ground Floor - 234.20 sq.m. / 2,521 sq. ft.
First Floor - 168.99 sq. m. / 1,819 sq. ft.
TOTAL - 403.19 sq. m. / 4,340 sq. ft.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Net and Rateable Value of £36,900. The Unified Business Rate for the financial year 2017/2018 is 46.6 pence exclusive of water and sewerage rates.

TERMS

The subjects are available on a full repairing and insuring lease for terms to be negotiated. All enquiries to the sole letting agent Graham + Sibbald Chartered Surveyors.

EPC RATING

Available on application

VAT

All figures are quoted exclusive of VAT, however our client reserves the right to charge VAT if applicable.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald

To arrange a viewing contact:



Grant Robertson

Associaite

grant.robertson@g-s.co.uk

01382 200064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2017