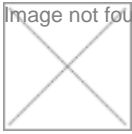


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Details

Retail Unit, 6 Lothian Crescent
Lothian Crescent
Dundee
DD4 0HU
86.97 sq.m (936 sq.ft)

Agent(s)

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50 North Lindsay Street
Dundee
DD1 1LS
Phone: 01382 434116
jonathan.orr@dundeecity.gov.uk

Location

The Crescent

The Crescent is a modern mixed use development comprising a local GP surgery, library, offices, and a number of retail units. The local area is being redeveloped with both a primary and secondary school in close proximity. The area is well served by local bus services and free off-street parking is available as part of the development.

Description

The subjects comprise a single storey double fronted retail unit with full length display window and electric roller-shutter. A WC is provided along with a further sink for staff use, otherwise the subject are fitted to a shell condition to allow a tenants fit out. Free off-street parking is available locally. The property would be ideal for a takeaway, restaurant or professional use such as estate agents. The council will not accept a competing use with other units in the development. Mains electricity and water and drainage services are provided. No warranty is given with regard to the provision or working of any services, and any prospective tenant should satisfy themselves as to the current condition.

Accommodation

- The subjects comprise the following accommodation:
- Retail Area- 86.97 square metres
- WC

Other Relevant Information

- The property is not recorded in the valuation roll and therefore has no current rateable value. For the avoidance of doubt, the tenant will be responsible for the payment of rates.
- It should be clearly understood that the lessee will be liable for the payment of Dundee City Council's
- reasonable legal fees in connection with the lease of the subjects.

Terms

Lease Details - The subjects are offered on a Dundee City Council standard internal repairing and insuring lease. The lease term is negotiable, but would be subject to 3 yearly rent reviews and mutual break options. Rental offers in excess of £10,000 per annum are invited.

Last Updated

05/11/2021

Brochures/EPC

[View Brochure](#) [View EPC](#)

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