



# Lickley Proctor

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS

## TO LET

RETAIL UNIT

31 COMMERCIAL STREET, DUNDEE DD1 3DG



- Prominent City Centre Location
- Presently fitted out as a Hairdressing Salon
- Rental Offers of £17,500 per annum exclusive are invited

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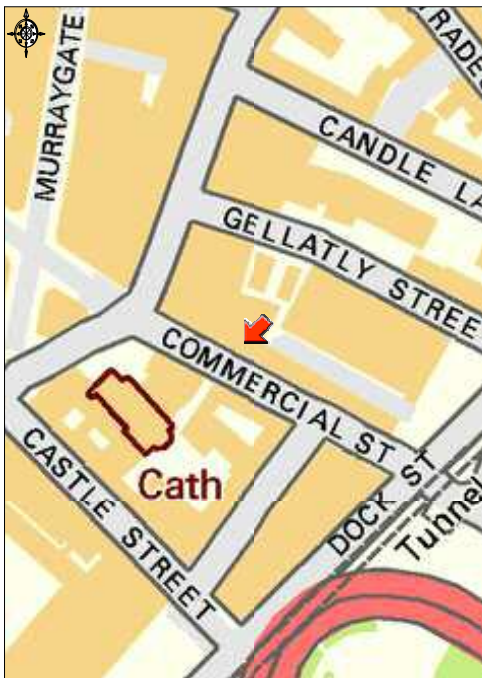
**01382 200300**

## RETAIL UNIT 31 COMMERCIAL STREET, DUNDEE

### Location

Dundee is Scotland's fourth largest city with a resident population of approximately 155,000 people and a catchment of some 235,000. The City is within 90 minutes travel time of 90% of the population of Scotland. It lies approximately 65 miles north of Edinburgh, 22 miles east of Perth and 65 miles south of Aberdeen.

The subjects are located within Commercial Street which is a busy thoroughfare within the City Centre. The property is positioned a short distance south of the main Murraygate/High Street Shopping thoroughfare. Nearby occupiers include:- Waterstones, Henderson Jewellers and Blacks Outdoor.



### Description

The subjects comprise a Retail Unit with accommodation over ground and basement floors. The premises are contained within a traditional City Centre tenement building.

### IMPORTANT NOTICE

Lickley Proctor for themselves and for the vendors or lessors of the property whose Agents they are, hereby give notice that: (i) the particulars and any plans thereto are provided as a general outline and guide only and are not intended to nor shall they form any part of any legal contract. Any contract shall only be entered into by way of an exchange of correspondence with our client's Solicitors; (ii) the description, use and occupation of the subjects and other details are given in good faith and are believed to be correct. However, interested parties should not rely on them and must satisfy themselves by inspection or otherwise as to the correctness of each and every statement therein and are advised to do so; (iii) neither Lickley Proctor nor any person in their employment has the authority to make, give or imply any representation or warranty whatsoever relating to this property; (iv) unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax (VAT) at the current rate and interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction; (v) all plans based upon Ordnance Survey Maps are reproduced with the sanction of the Controller of H M Stationery.

A list of Partners is available from our offices.

Regulated by RICS.

The accommodation can be summarised as follows:-

Ground Floor:- Main Sales Area.  
Basement:- Staff Room, Office, Store Rooms and Toilet facilities.

The premises are currently fully fitted out and operating as a Hairdressing Salon.

### Floor Areas

In accordance with the RICS Code of Measuring Practice we calculate the following floor areas on a net internal basis:-

Ground Floor:- 54.37 sq m (585 sq ft)  
Basement:- 59.12 sq m (636 sq ft)

### Rateable Value

We note that the subjects are entered in the current Valuation Roll with a Rateable Value of £13,700.

### Terms

Our client is seeking rental offers of **£17,500** per annum exclusive on normal commercial full repairing and insuring terms.

### VAT

All prices quoted are exclusive of VAT, if applicable.

### Further Information and Viewing

Strictly by appointment with Sole Letting Agent.

Please contact:- Roger Price

Lickley Proctor

Unit 3, Delta House, Gemini Crescent, Dundee DD2 1SW

Tel: 01382 200300 Fax: 01382 200303

E-mail: [roger.price@lickleyproctor.com](mailto:roger.price@lickleyproctor.com)

Website: [www.lickleyproctor.com](http://www.lickleyproctor.com)

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