The Crescent
Whitfield

TO LET



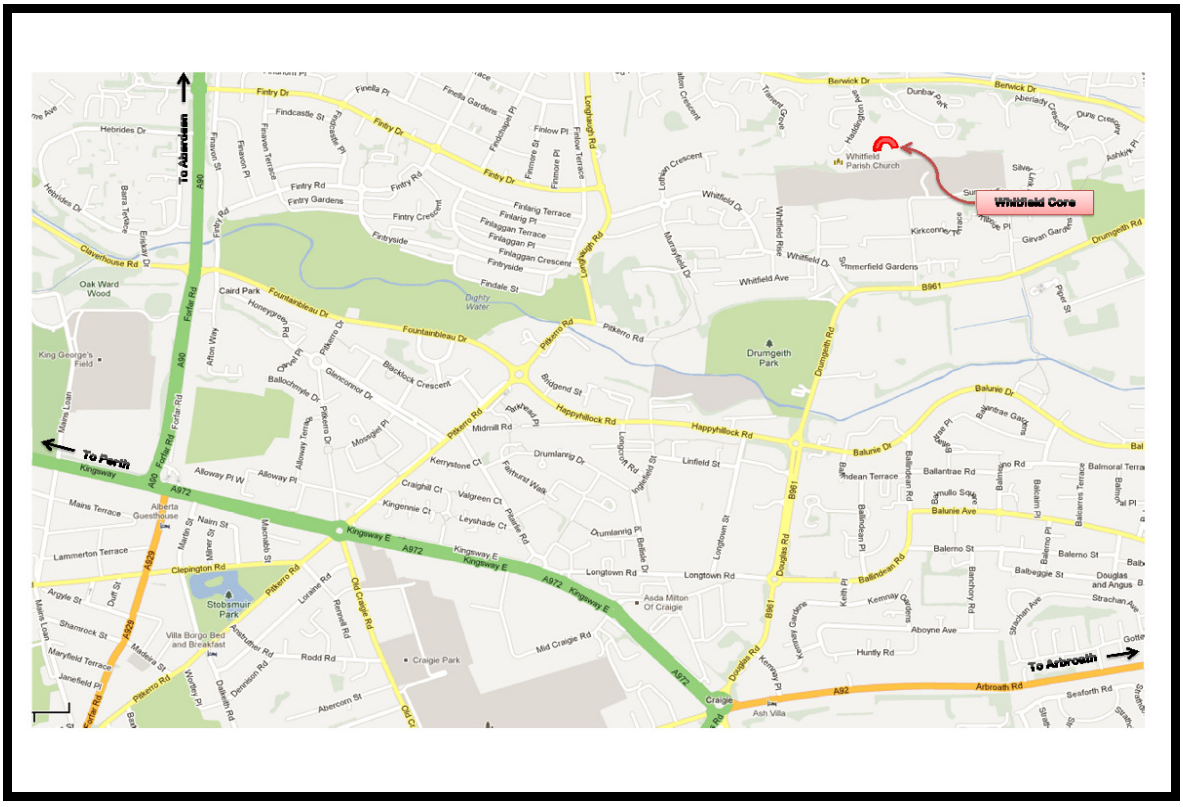
NEW RETAIL UNITS

Location

Dundee is Scotland's fourth largest city with a population of 156,000 and an estimated catchment in excess of 500,000. The City is the regional centre for commerce, retailing and employment within the Tayside Region. Dundee is currently undergoing a £1 billion waterfront redevelopment programme which will ensure the long-term sustainability of the City.

Whitfield is situated approximately 2.5 miles to the north of the City Centre and is currently the subject of a planned regeneration.

The Whitfield area is served by a comprehensive secondary school and four primary schools including the newly built £6.5 million Ballumbie Primary School which is situated opposite the Crescent.


Whitfield Core
To Aberdeen
To Perth
To Arbroath
Whitfield Parish Church
Drumgeith Park
Stobsmuir Park
Asda Milton Of Craigie
Craigie Park
Ash Villa
Finlarig Terrace
Finlaggan Terrace
Finlaggan Crescent
Finlaggan Pl
Finlarig Pl
Finlay Pl
Finlow Pl
Finlow Terrace
Finmore Pl
Finmore St
Findale St
Findlay Gardens
Findlay Pl
Findlay Terrace
Findlay Dr
Findlay Rd
Findlay Ave
Findlay Crescent
Findlay Gardens
Findlay Terrace
Findlay Pl
Findlay St

The Crescent

The Crescent is a mixed-use development which will provide a hub for healthcare facilities and community shops. The retail units, situated on the ground floor of the building, are illustrated below.



Proposed Lease Terms

The units will be offered in 'shell' condition on an internal repairing & insuring lease, with rent reviews every 3 years.

The anticipated use and indicative rents for the various units are detailed below.

Plan Ref	Unit	AREA (Sq ft)	ANTICIPATED USE	INDICATIVE RENT
RW-2	1	2819	Supermarket	£22,500 pa
RW-1	2	-	Pharmacy	LET
RE-1	3	716	Class 1 Non Food	£7,500 pa
RE-2	4	-	Class 1 Non Food	LET
RE-3	5	821	Class 1 Proposed Hot Food Takeaway	UNDER OFFER
RE-4	6	936	Class 1 Proposed Hot Food Takeaway	£14,500 pa
RE-5	7	706	Class 1 Non Food	£7,500 pa
RE-6	8	643	Class 1 Non Food	£6,800 pa

Anticipated Use of Units

It is proposed that there is a good mix of uses in the Crescent to serve the local community. Accordingly, the leasing of multiple units for the same or similar uses will not be permitted.

All proposed uses will be at the Landlords discretion. Use as a public house, bookmakers or pay day loan outlet will not be permitted.

Planning

Class 1 retail use is permitted. Any other uses, including Hot Food Takeaway, will require Planning Consent.

All planning enquires should be directed to the Duty Planning Officer on 01382 433105 or e-mail: development.management@dundeecity.gov.uk

Rating Assessment

Parties interested in the retail units should contact the Assessor directly on 01382 221177, or dundee@tayside-vjb.gov.uk, for further details and clarification.

EPC

The EPC rating for the Cresent (whole complex) is B

Further information and viewing

For further information and viewing arrangements, please contact:-

Gavin Falconer
01382 434085
gavin.falconer@dundeecity.gov.uk

Invitation of Expressions of Interest

Interested parties should lodge their written note of interest in the respective units by with:-

Gavin Falconer
City Development Department
Dundee House
50 North Lindsay Street
Dundee
DD1 1LS

Or gavin.falconer@dundeecity.gov.uk

This note of interest should contain the following information:-

Which Unit you are interested in
Name & Contact Details
Description of Proposed Use

Interested parties / persons, may be invited to tender for their preferred unit.

It should be noted that:-

- Whilst the information contained in these particulars is believed to be correct, accuracy cannot be guaranteed. Any floor areas stated are approximate.
- The particulars and plans are prepared for guidance only and form no part of a binding contract and must not be relied upon as statements or representations of fact. Interested parties should satisfy themselves as to all details.
- Dundee City Council shall not be liable, in any way whatsoever, for any expense incurred by interested parties should the property be withdrawn at any time.
- Dundee City Council is not bound to accept the highest offer or any offer

DATE OF PUBLICATION: April 2017