



+ **Graham
Sibbald**

FOR SALE

RETAIL



37-39 TRADES LANE, DUNDEE

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- WELL LOCATED ADJOINING RETAIL UNITS IN CENTRAL DUNDEE
- FLEXIBLE ACCOMMODATION
- SUBSTANTIAL FRONTAGE



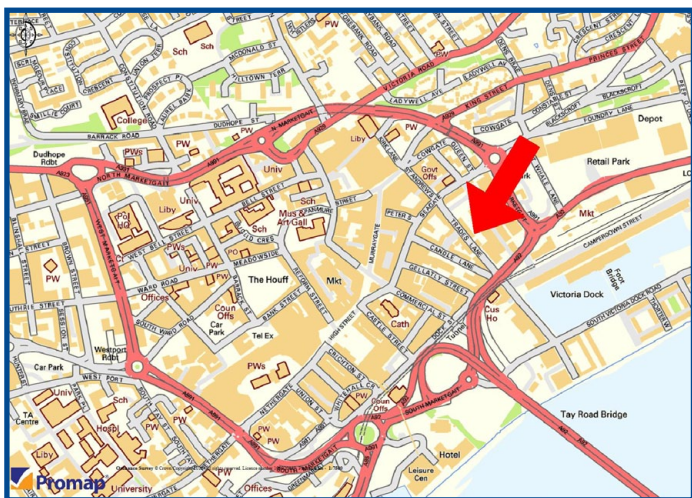
37,39 TRADES LANE, DUNDEE

RETAIL

LOCATION

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

The subjects themselves are located on the west side of Trades Lane, near to its junction with Seagate. The subjects are a short distance from the Wellgate Shopping Centre and pedestrianised Murraygate, which forms part of Dundee's prime retailing area. The surrounding occupiers include a mix of commercial and residential uses and include Machine Mart and H.S.S. Hire Group.



DESCRIPTION

The subjects comprise two ground floor, terraced retail units in a four storey traditional brick constructed building, under a pitched and slated roof. 39 Trades lane is completed to shell condition ready for tenants fit-out.

37 Trades lane has been fitted out to a high standard with carpet covering through out and modern suspended ceiling, with a mix of inset florescent and spot lighting. The property benefits from a large open plan retail area with large store and WC facilities.

Both properties benefit from a substantial frontage and extensive on street car parking.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 8th Edition, we calculate the Net internal floor area of the subjects as follows:

ACCOMMODATION	AREA
37 Trades Lane	138.57 sq.m (1491.56 sq.ft)
39 Trades Lane	156.13 sq.m (1680 sq.ft)
Total	294.7 sq.m (3171.56 sq.ft)

RATING ASSESSMENT

The subjects are entered into the Valuation Roll for the current year at a Rateable Value as follows:

37 Trades Lane - £16,000

The Unified Business Rate for the financial year 2012/13 is 45p exclusive of water and sewerage rates.

TERM

Offers are invited for our clients heritable interest in the subjects. The subjects are available as a whole or as individual units.

VAT

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

FURTHER INFORMATION AND VIEWING

For further information and viewing arrangements, please contact the sole agent, Graham + Sibbald, 1 Greenmarket, Dundee DD14QB quoting Ref: AD/CW – e-mail: ahutcheson@g-s.co.uk or cwright@g-s.co.uk

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May, 2012



WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



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IMPORTANT NOTICE

Please read carefully

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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