

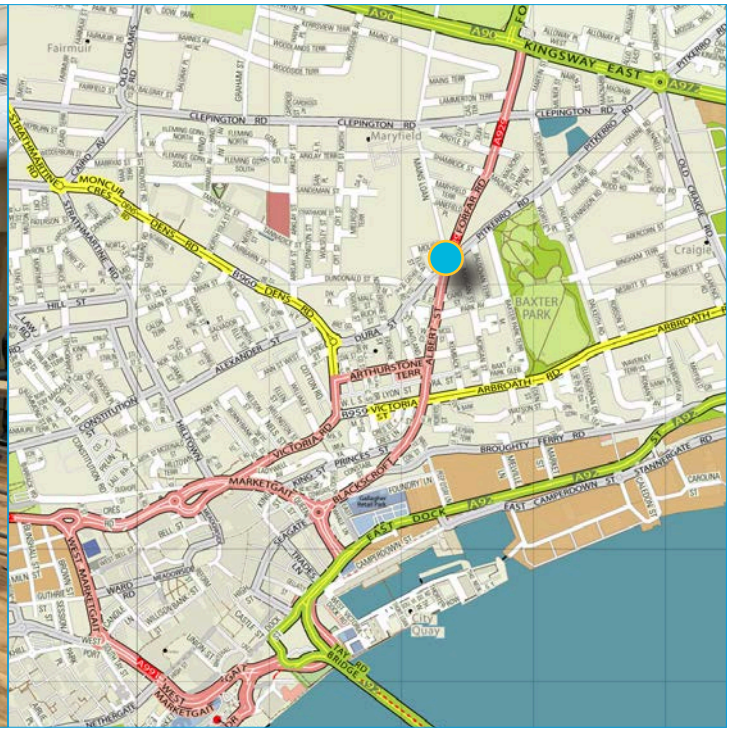
ON THE INSTRUCTIONS OF
LADBROKES CORAL

GROUP

RETAIL UNIT TO LET



**100 DURA STREET
DUNDEE DD4 6TE**



LOCATION

Dundee is Scotland's fourth largest City, located approximately 60 miles north of Edinburgh, 65 miles south of Aberdeen & 18 miles east of Perth. The City has a resident population of some 148,000 people and draws on an estimated catchment in excess of 600,000.

The City has seen an upsurge in interest & activity in the last few years with the recent opening of the impressive V&A Museum of Design and new train station, as well as major redevelopment of the whole of the Waterfront area.

The premises are situated on the west side of Dura Street close to it's junction with Albert Street, approximately 1.5 miles north-east of the City centre, in an area of mixed commercial & residential use. Surrounding occupiers include Boots Pharmacy, Spar, Stobswell Bar, Shehzad Curry House with Lidl, Dura St Public Car Park & Clepington Primary School close by.

DESCRIPTION/ACCOMMODATION

The subjects comprise a single storey ground floor retail unit within a mid terraced parade, providing the following approximate areas:-

GROSS FRONTAGE	8.15 M	26FT 9"
GROUND FLOOR SALES	126.09 SQM	1,357 SQFT
OFFICE/KITCHEN/STORE & STAFF WC	23.96 SQM	258 SQFT
MALE/FEMALE/DISABLED TOILETS	12.27 SQM	132 SQFT
TOTAL	162.32 SQM	1,747 SQFT

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 17th October 2020.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

Rental offers are invited.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered in the Valuation Roll as follows:-

Rateable Value - £11,900 [01/04/17]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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