

# TO LET

## RETAIL UNITS FROM 750 - 1,500 SQ FT

ON THE INSTRUCTIONS OF  
**LCP**

## 142 ARBROATH ROAD DUNDEE DD4 7PU

MODERN PURPOSE  
BUILT RETAIL UNITS

PLANNING CONSENT  
CLASS 1, 2 & 3 USES

EXTENSIVE ON-SITE  
CAR PARKING

ALONGSIDE ALDI, INDIGO SUN,  
BARNARDOS & LADBROKES



142 ARBROATH ROAD  
DUNDEE DD4 7PU

## LOCATION

Dundee is located on the East Coast of Scotland, roughly mid way between Aberdeen and Edinburgh, overlooking the Tay Estuary and has a resident population of approximately 155,000 persons and a catchment of some 235,000. Dundee represents Scotland's fourth largest city and is the regional centre for employment, services and retailing within the Tayside region.

The subjects are situated on the eastern side of the City, offering an easily accessible location only a short distance from the main roundabout junction linking Arbroath Road to the A92 & A972 / A90 Kingsway, Dundee's principal ring route.

Other surrounding occupiers include **Ladbrokes**, **TSB**, **Majestic Wine**, **Co-op Funeralcare** etc.



## DESCRIPTION

The retail parade was developed by Aldi and as such benefits from excellent car parking and servicing provision, as shown on the layout plan. The premises comprise an 'L' shaped row of single storey individual retail units, of steel framed construction with metal cladding to the walls and roof plus glazed frontages and service access doors to the rear. The retail units benefit from shared cross rights over the car park and servicing areas, with the tenants contributing to a communal service charge, ensuring the common areas are maintained to a high standard.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal areas as follow:

Unit 1    92.9 sq m    1,000 sq ft

Unit 5    139.3 sq m    1,500 sq ft

Note: Unit 5 is capable of being split to provide two units of 750 sq ft approx.

142 ARBROATH ROAD  
DUNDEE DD4 7PU



## RATEABLE VALUE

Unit 1 £16,100  
Unit 5 £21,300

## TERMS

The subjects are available to let on full repairing and insuring leases. Further details on lease terms are available from the joint letting agents.

## RENT

Rent on application.

## SERVICE CHARGE

The current on account annual service charge is as follows:

Unit 1: £1,319.92 Unit 5: £2,000.08

## EPC RATING

Unit 1: EPC Rating - E Unit 5: EPC Rating - D

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING & FURTHER INFORMATION

Please contact the joint letting agents:

 **GRAHAM  
SIBBALD**  
01382 200 064  
g-s.co.uk

Grant Robertson  
grant.robertson@g-s.co.uk  
07900 265 516

**JH CAMPBELL**  
PROPERTY CONSULTANTS  
**0131 243 7288**  
www.jhcampbell.net

Jack Campbell  
jack@jhcampbell.net  
07801 852 225

IMPORTANT NOTICE 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 and JH Campbell Property Consultants 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 and JH Campbell Property Consultants 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. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. 6. Date of Publication: April 2020