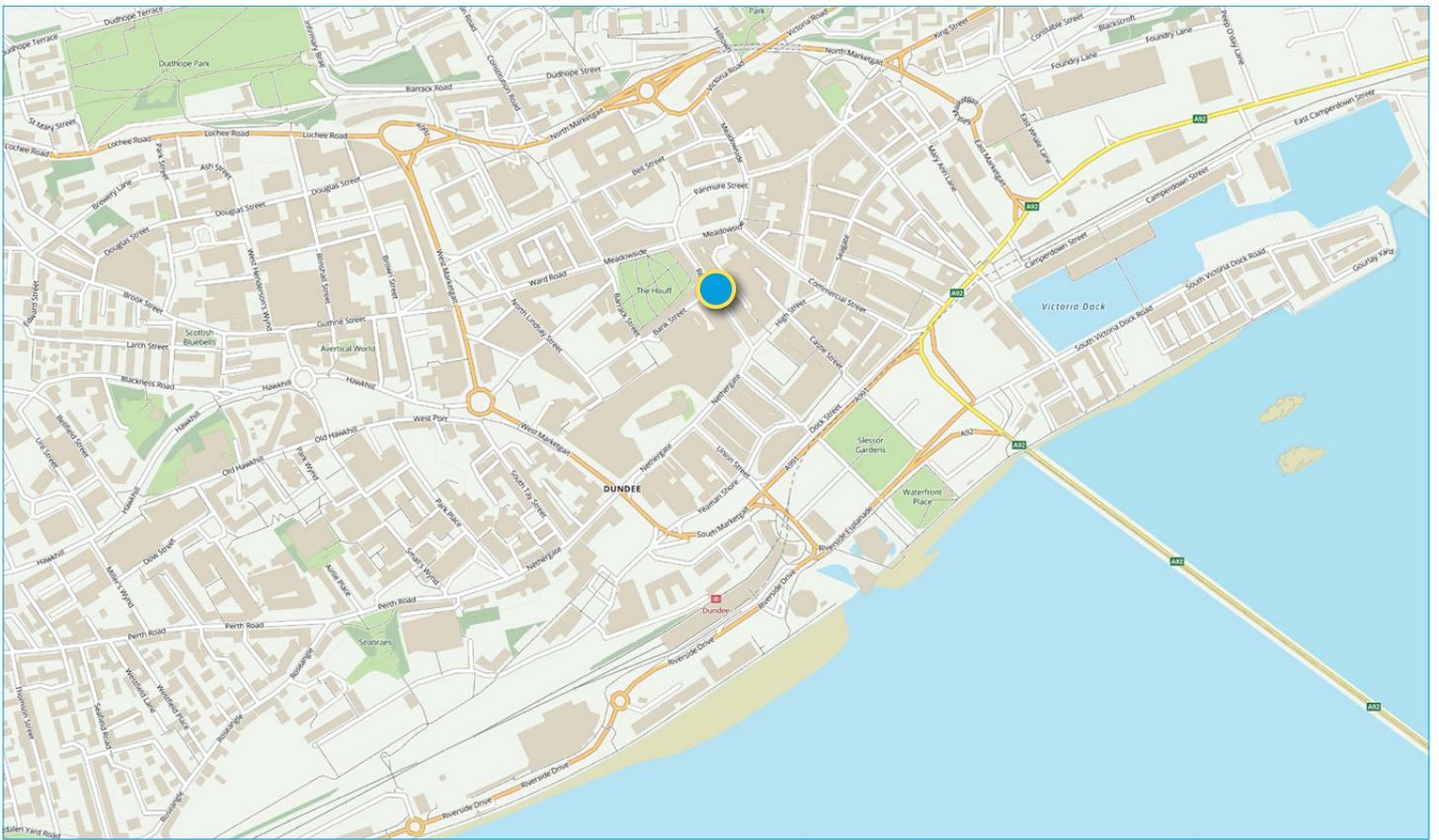


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



**32 REFORM STREET
DUNDEE
DD1 1RH**



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 also benefits from a sizeable student population of approximately 42,000 persons

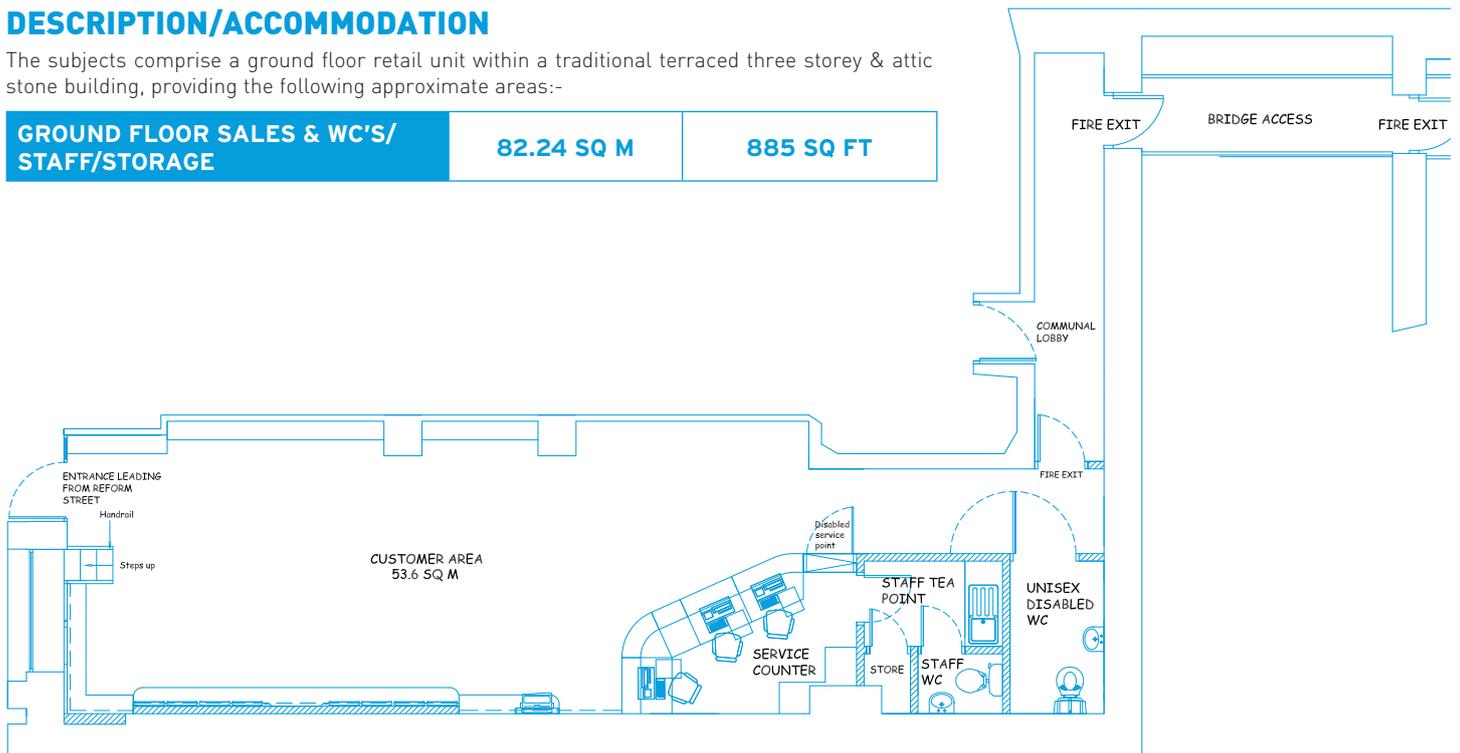
The City centre has seen an upsurge in interest & activity in the last few years with the opening of the impressive V&A Museum of Design and new train station, as well as major redevelopment of the whole of the Waterfront area.

The premises are situated in the pedestrianised section of Reform Street in close proximity to the High Street, Murraygate & the Overgate Shopping Centre, within the heart of the City centre. Neighbouring occupiers McDonald's, Boots, Old Bank Bar, Taco Bell, Santander, Nationwide, Blackadders Solicitors, Oxfam etc.

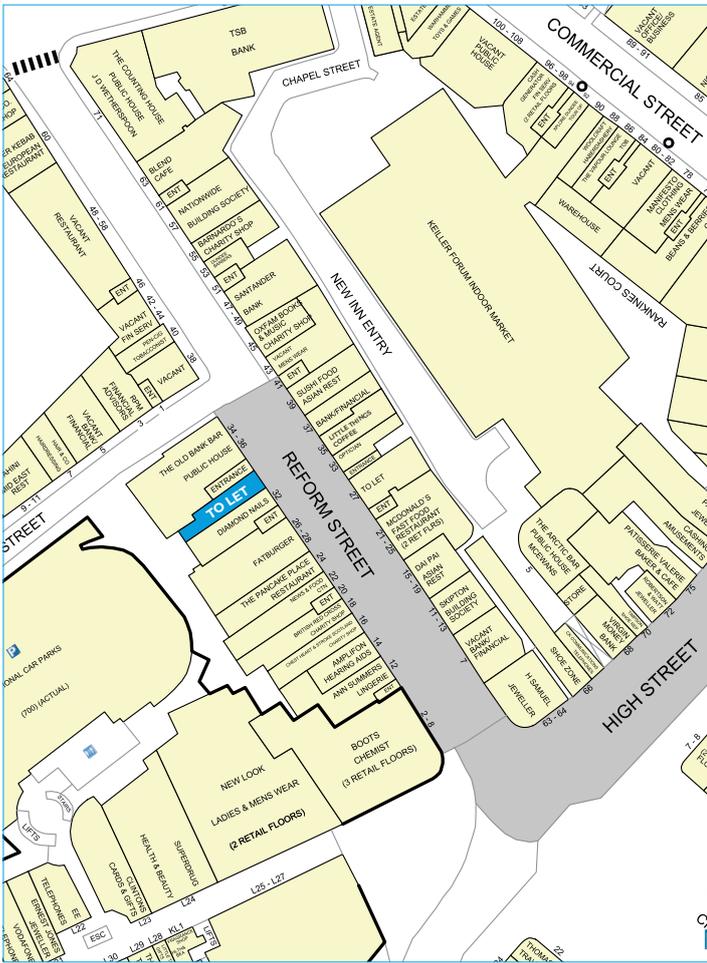
DESCRIPTION/ACCOMMODATION

The subjects comprise a ground floor retail unit within a traditional terraced three storey & attic stone building, providing the following approximate areas:-

GROUND FLOOR SALES & WC'S/ STAFF/STORAGE	82.24 SQ M	885 SQ FT
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FLOOR PLAN



LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 31st May 2026.

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

RENT

£28,500 per annum [No VAT applicable]

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £22,000 [as at 01/04/2023]

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – D [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, if applicable.

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 payable.

ENQUIRIES

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



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

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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. **Date of publication: January 2023**