

FOOTPRINT

RETAIL UNITS

1,000-1,500 sq.ft

(92.9 - 139.3 sq.m)

- Modern purpose built retail units
- Planning Consent for Class 1,2 & 3 Uses
- Extensive on-site car parking
- Units ready for tenant fit out



Various units, 142 Arbroath Road, Dundee, DD4 7PU

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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.

AREAS (approx. NIA)	Sq.ft	Sq.m
Unit 1	1,000	92.9
Unit 5	1,500	139.3



LOCATION - DD4 7PU

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.

RENT

Upon application.

SERVICE CHARGE & INSURANCE

Unit 1: Service charge £642 per annum.

Unit 5: Service charge £963 per annum.

The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

TERMS

The premises are to let on a new lease for a term to be agreed.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agents:

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