



M ARBROATH ROAD

142 Arbroath Road
Dundee, Angus
DD4 7PU

Local Occupiers Include



M

ARBROATH ROAD



235k Catchment Population

within a 20 minute drive time



155k

Local Population



121

Parking Spaces



5

Retail Units On-Site



gravel.dared.wooden

What Three Words



DESCRIPTION

Arbroath Road comprises of an 'L' shaped row of single storey individual retail units, of steel-framed construction with metal cladding, glazed frontage, and rear service access doors. This retail parade, developed by Aldi, boasts extensive on-site car parking and excellent servicing facilities.

The retail units are situated on the eastern side of the city and are easily accessible from the main roundabout linking Arbroath Road to the A92 and A972/190 Kingsway, Dundee's principle ring route. Dundee, with a catchment population of some 235,000, represents Scotland's fourth largest city and is the regional centre for employment, servicing and retailing within the Tayside region.

UNIT SIZES

1,000 - 1,500 sq.ft (92.9 - 139.3 sq.m)

RENT

TBC

RATEABLE VALUE

TBC

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

TBC

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to 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.



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ARBROATH ROAD

SITE PLAN

**M**

LCP.

part of MⁱCore**David Waterworth**

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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