

FOR SALE / TO LET RETAIL UNITS

PITKERRO ROAD, DUNDEE, DD4 8HA

**GRAHAM
SIBBALD**

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Syme
PROPERTY CONSULTANCY

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ON THE INSTRUCTIONS OF

LCP



New build
commercial units

Retail and hot
food takeaway
consent

Extensive on-site
car parking

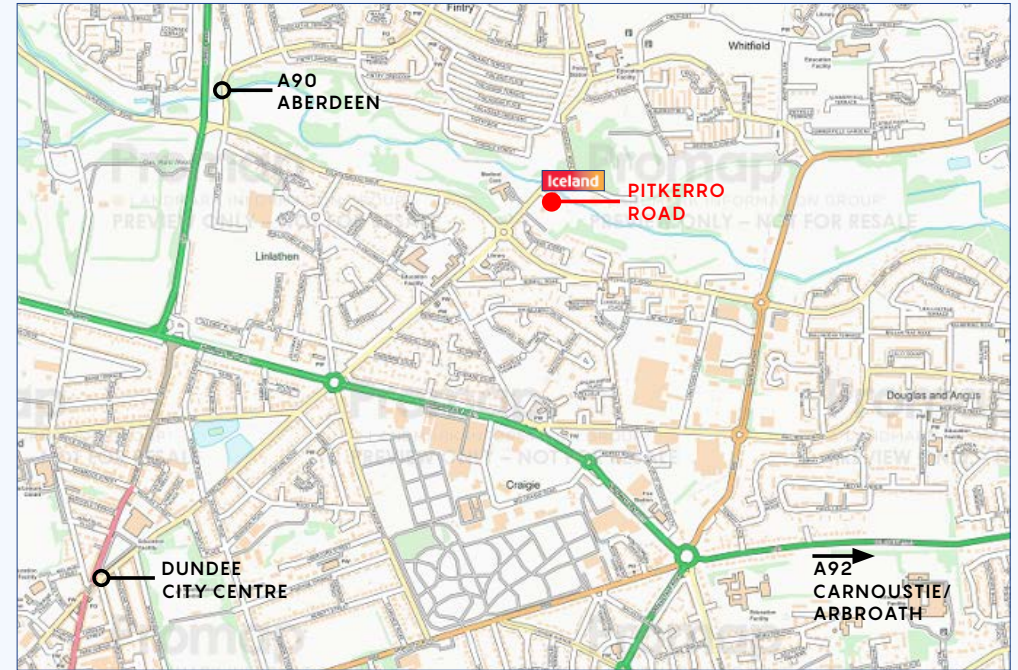
Units ready for
tenant fit out

Location

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront, centred around The V&A Dundee, Scotland's first design museum, which has recently opened.

The subjects are located within a new build retail centre, on the northern end of Pitkerro Road, off Kingsway East, approximately 2 miles north east of Dundee City. The Centre is located within a densely populated residential area, with a further new build residential estate of 30 units planned immediately adjacent to the subjects. Construction of the year long project is due to commence in August 2019.

The approximate location is shown on the OS Plan.



Description

The centre comprises four newly constructed commercial units of which two are currently available. The development is anchored by a very popular Iceland food store.

The units front and are accessed directly from Pitkerro Road and benefit from a dedicated car park of 43 spaces.

The units themselves will be white boxed with landlords enabling works facilitating any tenants fit out works.

Planning consent is in place for Use Class 1 — Shops and Use Class 3 — Hot Food Takeaway.

The estate layout and available remaining units are shown on the layout plan.



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 — 84.63 sq. m. / 911 sq. ft.
Unit 3 — 92.9 sq. m. / 1,000 sq. ft.

Rateable Value

The subjects will require to be assessed upon occupation.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

Terms

The subjects are available to let on full repairing and insuring leases. Rent on application.

The subjects are also available for sale. Prices on application.

Further details on lease terms are available from the joint letting agents Graham + Sibbald Chartered Surveyors or Syme Property Consultancy.

Service Charge

Available upon request

EPC Rating

Available upon request.

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

Viewing is through the Joint Selling Agents, Messrs. Graham + Sibbald or Coates & Co Property Consultants and Chartered Surveyors.



To arrange a viewing contact:



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Associate
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01382 200064



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6. Date of Publication: March 2019