

# TO LET

## RETAIL UNIT

34 UNION STREET, DUNDEE DD1 4BE



- Well presented City Centre unit
- Benefits from Class 2 Use Consent
- Asking Rent - Offers over £16,500 per annum exclusive

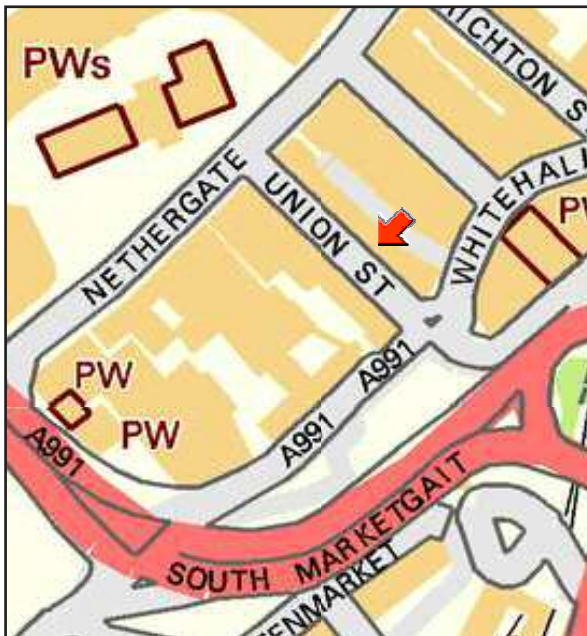
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**01382 200300**

## Location

Dundee is Scotland's fourth largest city with a population in the region of 155,000 persons and an economically active population of approximately 235,000 people within its catchment area. It lies approximately 65 miles north of Edinburgh, 22 miles east of Perth and 65 miles south of Aberdeen. The city's influence extends over a considerable part of Tayside and also Northeast Fife. The city benefits from a good road network linking it with the other major Scottish cities.

The subjects themselves are located on the eastern side of Union Street close to its junction with Whitehall Crescent. Union Street is one of the main thoroughfares linking Dundee Railway Station with the Overgate Shopping Centre/City Centre. Neighbouring premises include a Hairdressing Salon, Estate and Letting Agents offices, Restaurants and Retail outlets.



## Description

The subjects comprise a traditional Retail Unit with trading space at both ground and basement levels. The premises are contained within a traditional stone and slate tenement building.

## Accommodation

The accommodation can be summarised as follows:-

Ground Floor:- Reception and two Treatment Areas.

Basement:- Two Treatment Rooms, Staff Room, Toilet and Store Rooms.

## IMPORTANT NOTICE

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A list of Partners is available from our offices.

Regulated by RICS.

The premises have been substantially refurbished in recent years and are well presented.

## Floor Areas

We calculate the following floor areas on a net internal basis:-

Ground Floor – 45.16 sq m (486 sq ft)

Basement – 47.18 sq m (508 sq ft)

**Total – 92.34 sq m (994 sq ft)**

## Rateable Value

We note that the subjects are entered in the current Valuation Roll with a Rateable Value of £14,300.

Under the Small Business Bonus Scheme a Tenant may qualify for a discount on the rates paid.

## Terms

Our clients are seeking rental offers over **£16,500** per annum exclusive on normal commercial full repairing and insuring terms.

## VAT

All prices quoted are exclusive of VAT (if applicable).

## Further Information and Viewing

Strictly by appointment with Sole Letting Agent.

Please contact:-

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