

# RETAIL



**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

01382 225517

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## Unit 6, 85 High Street, Dundee, DD1 1SD

PRIME CITY CENTRE RETAIL UNIT

**Size:** 14,795 Sq Ft (1,374.46 Sq M)

✦ EXCELLENT CORNER POSITION

**Rent:** On Application

✦ HIGH PASSING FOOTFALL

**Tenure:** To Let

✦ BASEMENT, GROUND & FIRST FLOOR

### Location

The subjects are situated in a prominent corner position at the junction of High Street and Commercial Street within the heart of Dundee city centre.

Neighbouring occupiers include Costa, Slaters Menswear, Boots, Virgin Money and H&M. The subjects also benefit from being in very close proximity to both the Overgate and Wellgate Shopping Centres.

### Description

The subjects comprise an extensive basement, ground and first floor retail premises within a Category A listed building of stone construction under a pitched and slated roof.

The subjects are fitted to an excellent standard and benefit from an open plan sales area at each floor level with ancillary staff and WC facilities, office and storage accommodation.

### Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice, 6th edition as follows:

Description	Area (Sq M)	Area (Sq Ft)
Ground	593.17	6,385
First	403.65	4,345

Basement	377.55	4,064
<b>Total</b>	<b>1,374.46</b>	<b>14,795</b>

### Terms

The premises are available by way of a new full repairing and insuring lease on terms to be negotiated.

### Business Rates

Rateable Value: £159,000

Any new occupier will have the right to appeal the rating assessment.

### VAT

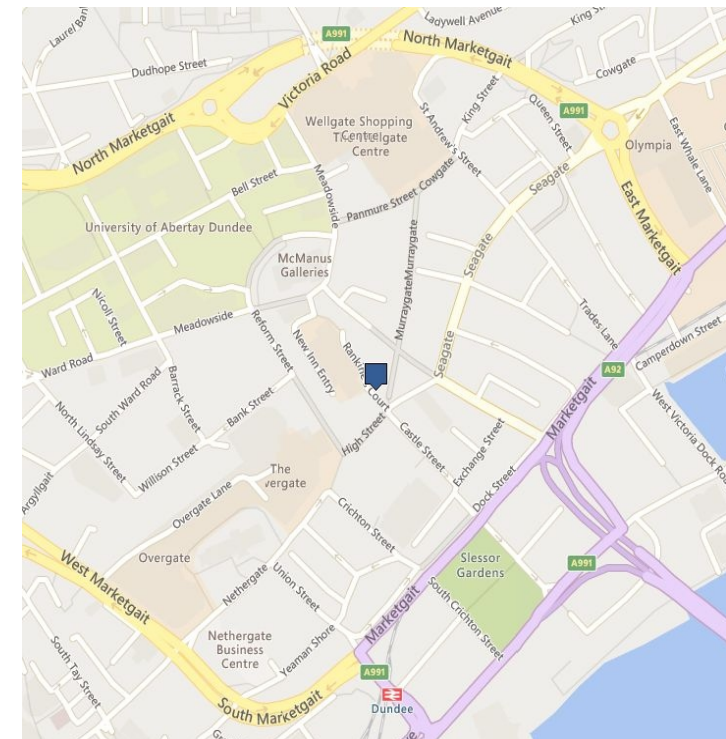
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

### Energy Performance Certificate

Available on request.



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