ORINSEN

FOR SPACES THAT WORK

PRIME RETAIL UNIT — TO LET

12 REFORM STREET

DUNDEE DD1 1RG

RENT	SIZE	TENURE
On Application	**2,508 sq ft**	**New FRI Lease**
Excl. VAT	233.09 sqm · Ground floor	Term negotiable

0131 374 1111

LOCATION

Dundee is Scotland's fourth largest city, situated approximately 60 miles north of Edinburgh with a population of circa 115,000. The city benefits from excellent transport connections, including its own airport with links to London and mainline rail services between London and Aberdeen.

The premises are located to the east of the **Overgate Centre**, which provides approximately 420,000 sq ft of retail floor space with an annual footfall of 14 million and whose major retailers include **Primark**, **New Look**, **H&M** and **Next**. Nearby occupiers include **Boots**, **H Samuel**, **Taco Bell** and **Pandora**.

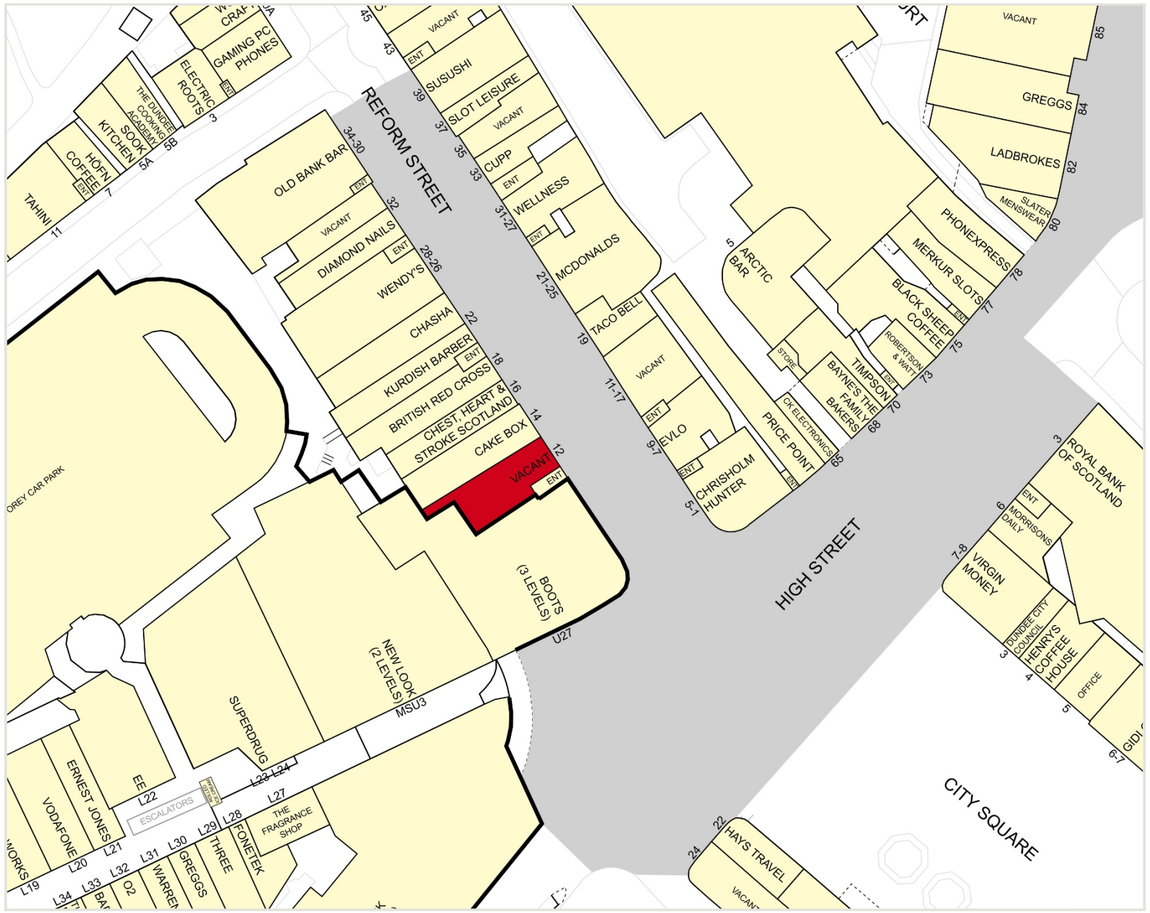
DESCRIPTION

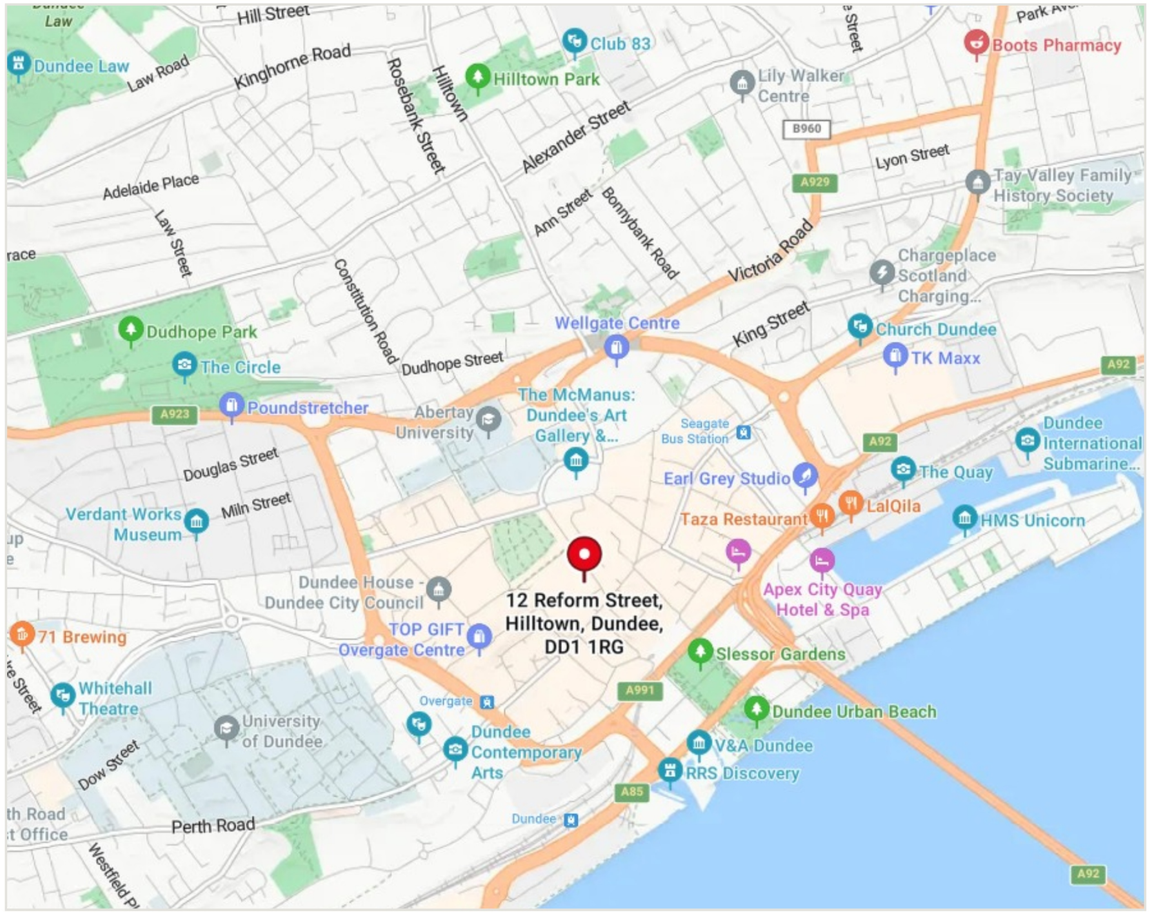
A ground floor retail unit forming part of a traditional stone-built terrace on the pedestrianised section of Reform Street, with direct street-level access and a glazed display frontage. The premises are arranged over ground floor level only.

FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over ground floor level only and comprise the following approximate net internal area: - **Ground Floor 2,508 sq ft (233.09 sqm)**
LEASE	The premises are available by way of a new Full Repairing and Insuring (FRI) lease.
RENT	**On application**. All rents quoted exclusive of VAT.
PLANNING	The premises benefit from having Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £27,400 · UBR (2026/27) £0.481 · Rates payable **£13,179 pa**.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through Orinsen or our joint agent Sims Property.



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