



## TO LET, FOR SALE

**132 Seagate, Dundee, DD1 2HD**

**Retail, Offices  
497 sq ft**

OFFICE/RETAIL UNIT

- PROMINENT CITY CENTRE POSITION
- CLOSE TO DUNDEE WATERFRONT
- SUITABLE FOR A VARIETY OF USES
- DIRECTLY OPPOSITE DUNDEE BUS STATION WITH AVERAGE FOOTFALL OF 20,000 PER DAY

### Location

The premises are located on the north side of Seagate, between its junctions with St Andrew's Street and Queen Street, within a busy arterial route in to the city centre. Dundee Bus Station is situated directly opposite the premises with the main bus routes running directly in front of the property.

The subjects are well placed to take advantage of future improvements in the city due to its location close to the main retailing pitch of Dundee's city centre.

The subjects are in close proximity to the Dundee Waterfront area which is currently undergoing a multi-million pound redevelopment comprising commercial and residential use to reconnect the city with the River Tay to the south.

### Description

The subjects occupy part of the ground floor of Seagate House, a four storey building which has undergone a comprehensive refurbishment programme in recent years to provide modern office accommodation.

The subjects provide flexible accommodation fitted out to a shell specification which would suit a variety of office or retail occupiers.

### Accommodation

We have calculated the gross floor area of the accomodation to be approximately 46.20 sq.m. (497 sq.ft.) or thereby.

### Rateable Value

The Rateable Value over the subjects will require to be reassessed.

Qualifying occupiers may benefit from 100% rates relid under the Small Business Bonus Scheme.

### Terms

Our client is seeking offers in the region of £60,000 for their freehold interests.

Alternatively rental offers in the region of £6,500 per annum for a negotiable term of years will be considered.

### Energy Performing Certificate

Available on request.

### VAT

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

### Viewing

Strictly by appointmentwith the sole marketing agents.

### Rent

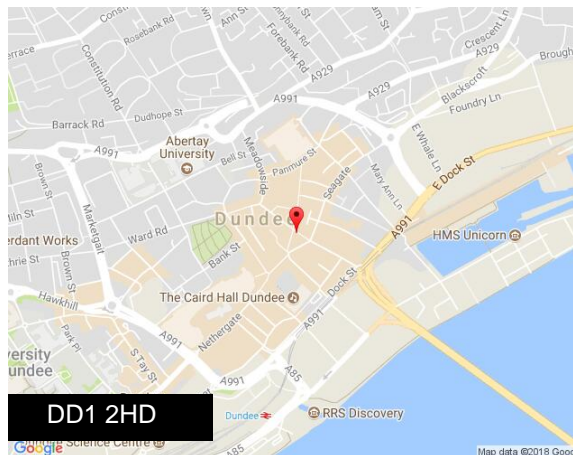
£6,500

### Freehold Price

£60,000

### Energy Performance Rating

Available upon request.



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Date: 20/07/2018