ORINSEN

FOR SPACES THAT WORK

PRIME RETAIL UNIT — TO LET

UPPER UNIT 28

OVERGATE SHOPPING CENTRE, DUNDEE DD1 1UQ

RENT	SIZE	TENURE
On Application	**1,187 sq ft**	**New FRI Lease**
Excl. VAT	110.28 sqm · First floor	Term negotiable

0131 374 1111

LOCATION

Overgate is the key shopping centre in Dundee city centre, serving a large and loyal catchment population of circa 96,000 persons. The centre comprises approximately 420,000 sq ft of retail floor space with an annual footfall of 14 million.

The centre's major retailers include **Primark**, **New Look**, **Next** and **Boots**. Occupiers close to the unit include **Chopstix**, **Starbucks**, **Subway** and **Icom Mobiles**.

DESCRIPTION

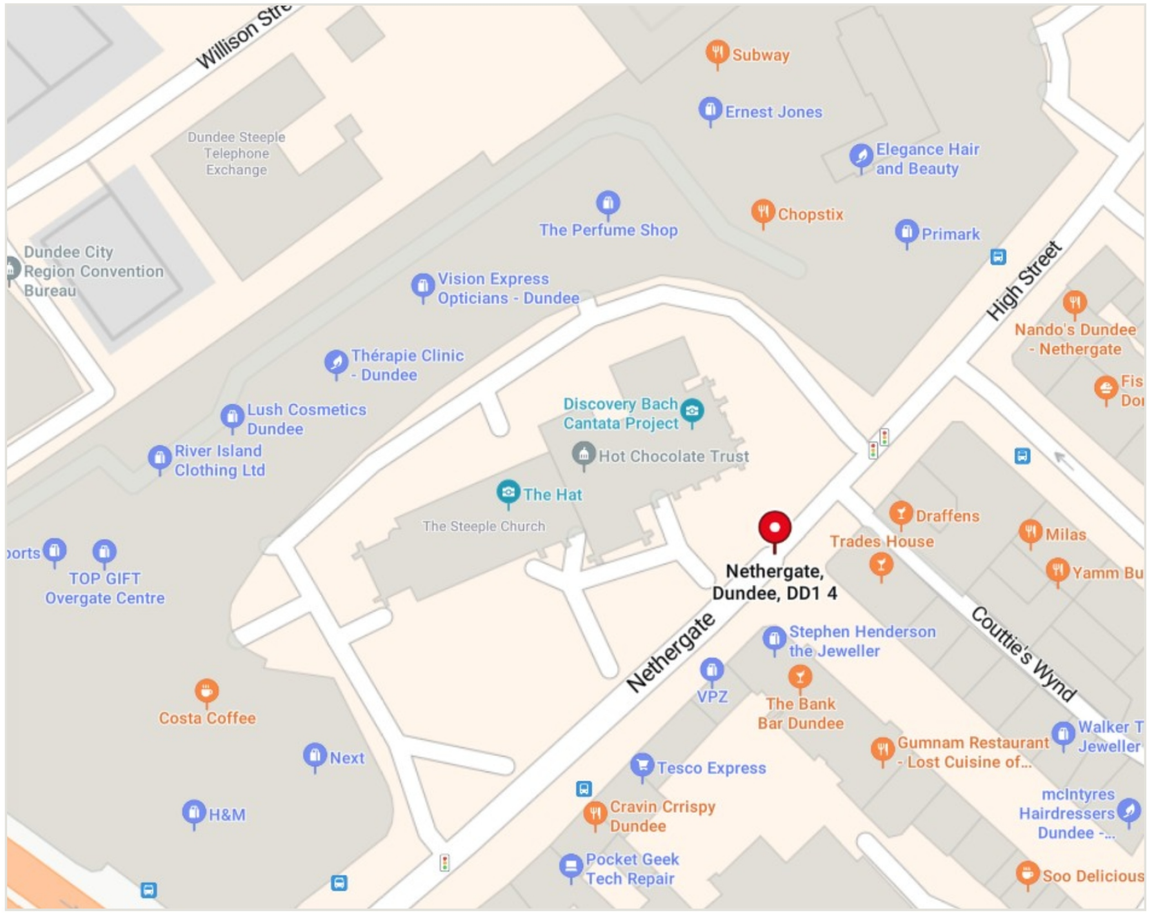
A first floor retail unit within the Overgate Shopping Centre, with a fully glazed frontage onto the upper mall adjacent to the escalators. Currently fitted out and trading as a retail gift store.

FURTHER INFORMATION

ACCOMMODATION	The premises are located on the first floor of the shopping centre and comprise the following approximate net internal area: - **First Floor 1,187 sq ft (110.28 sqm)**
LEASE	The subjects are available by way of a new Full Repairing and Insuring (FRI) lease.
RENT	**On application**. All rents quoted exclusive of VAT.
SERVICE CHARGE	The estimated service charge for the current financial year is **£12,443**.
EPC	An EPC report is available on request.
RATING	Rateable Value £22,700 · UBR (2026/27) £0.481 · Rates payable **£10,918 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.



Tom Forster

T 0131 374 1111

M 07919 920126

E tforster@orinsen.com



Andy Bain

T 0131 374 1111

M 07770 524977

E abain@orinsen.com

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