Overgate

Leasing Opportunity

Overgate: Your Next Retail Destination.
Dundee's Premier Shopping Centre.

www.overgate.co.uk





Overgate Opportunity

Located in the heart of Dundee, Overgate Shopping Centre is the city's leading retail destination.

Now owned by Frasers Group, the 440,000 sq ft centre has experienced a resurgence, attracting a diverse range of new tenants. A brand-new Frasers flagship store has now opened! Recent additions include **Mango, Castore, Pandora, Søstrene Grene, Lovisa, and Clarks.**

Dundee is a city in transformation, growing culturally and offering extraordinary investment opportunities.

Overgate



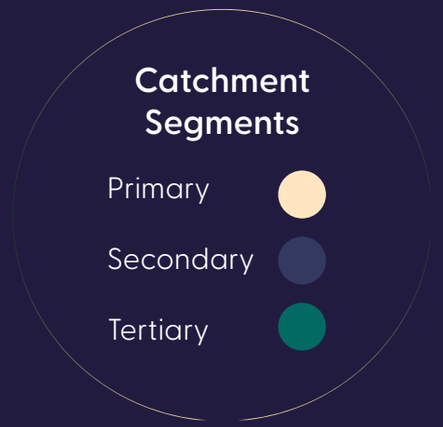
- V&A Dundee, the only design museum in the UK outside London. UK's first UNESCO City of Design.
- 4th largest city in Scotland and 90% of Scotland's population live within a 90-minute drive time from Dundee.
- 28,591 full time student population spending an estimated £88m in the wider economy.
- 1.25 million tourists visit Dundee per year contributing £284 million to the local economy. (source: STEAM).
- £1.6b masterplan for regeneration of Dundee Waterfront, the 3rd largest regeneration project within the UK.
- Large corporate growth with key investors including BT, Frasers Group, Embark Group and NHS
- V&A has attracted 1.9m visitors to Dundee since opening adding an estimated £109m to Dundee's economy. Eden Project – planning consent granted and estimate to attract a further 500,000 annual visitors to Dundee
- Centre of academic excellent with over 47,000 students across various campus's in the city
- Livehouse now open – Scotland's 3rd largest entertainment venue with a capacity

Catchment Information

Primary Catchment:
96,000, 50% of Dundee's Shoppers

Secondary Catchment:
86,000, 25% of Dundee's Shoppers

Tertiary Catchment:
166,000, 10% of Dundee's Shoppers





Overgate Facilities

City centre location.

Footfall is up c20% following the opening of the New Frasers store.

Over 70 units of various sizes.

1,000 multi-storey car parking spaces.

Anchor tenants: Frasers, Sports Direct, Primark, Next, H&M, Boots and New Look.

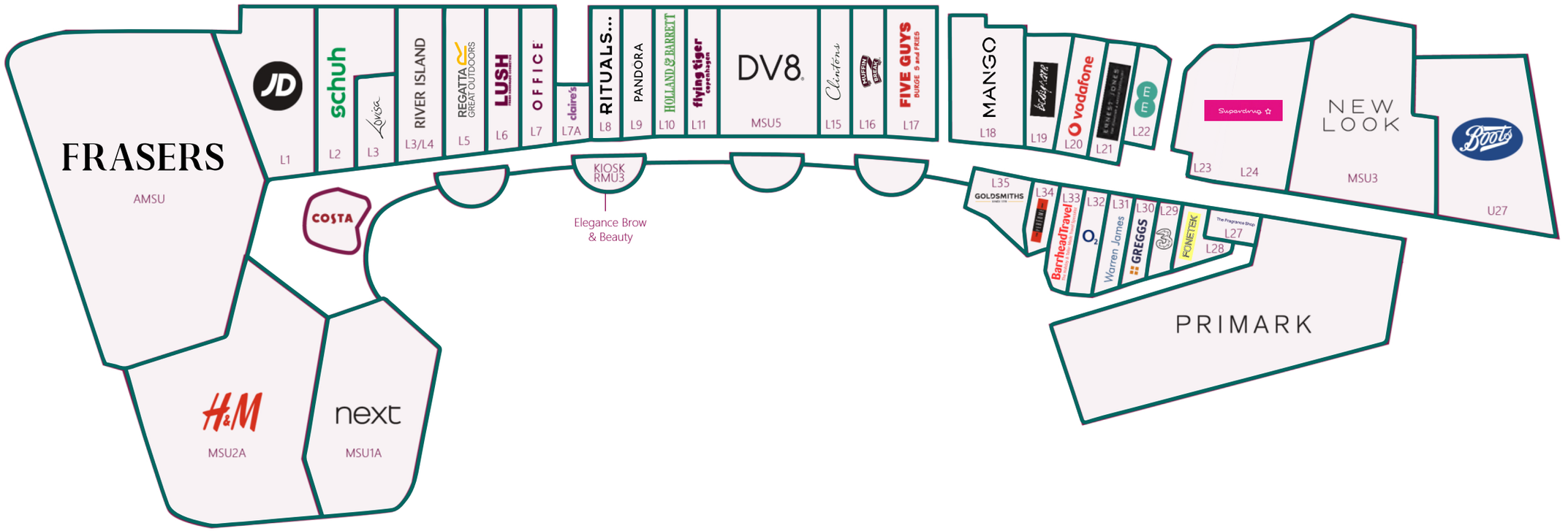








Ground floor plan



We are fully let at ground floor level but there are asset management opportunities we are working on so please contact the leasing agents for further details

First floor plan



Available units

Unit	Size (sq ft)	Rates Payable (pa)	Service Charge
U1	6,391	£39,777	£64,879
U20	2,390	£23,904	£25,043
U22 & 23	1,505	£20,617	£15,776
U28	1,187	£12,450	£12,443
Café Bar 3	1,110	TBC	£11,636
Leisure Space	Contact the leasing agents for further details		

Viewing and Further Information

Strictly by prior appointment with the letting agents:

SIMS PROPERTY CONSULTANTS

Kevin Sims

07590 485 299
kevin@simsproperty.co.uk

ORINSEN

Tom Forster

07919 920 126
tforster@orinsen.com

ORINSEN

Andy Bain

07770 524 977
abain@orinsen.com

Asset Managers

CBRE

Matt Elgey

Director
Sovereign Centros from CBRE | Asset & Development Management
M 07990 043525
matt.elgey@cbre.com

CBRE

Mike Egerton

Senior Asset Manager
Sovereign Centros from CBRE | Asset & Development Management
T +44 20 7182 2000 | M +44 7970 328 815
mike.egerton@cbre.com