



Unit 2B Happyhillock Shopping Centre, Happyhillock Road, Dundee, DD4 8LS

**COMMERCIAL PREMISES WITHIN BUSY NEIGHBOURHOOD RETAIL SCHEME**

Tenure	To Let
Available Size	1,975 sq ft / 183.48 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- WITHIN BUSY RETAIL PARADE
- FLEXIBLE TERMS
- ATTRACTIVE GLAZED FRONTAGES
- AMPLE OFF STREET CAR PARKING
- MAY SUIT A VARIETY OF USES
- APPROX 10,000 AVERAGE VEHICLE DAILY TRAFFIC FLOW

# Unit 2B Happyhillock Shopping Centre, Happyhillock Road, Dundee, DD4 8LS

## Description

The subjects themselves comprise a ground floor commercial unit of concrete block / brick walls under a flat mineral felt clad roof. The property benefits from an attractive glazed frontage, protected by an external security shutter.

The subjects are currently presented in Landlord's shell condition, ready for tenant fit-out. The subjects may suit a variety of commercial uses, subject to the appropriate planning consents.

The subjects offer unlimited off-street parking within the parade and further benefit from rear loading/delivery access.

## Location

The subjects are within the Happyhillock Shopping Centre, located approximately 2 miles north east of Dundee City Centre.

Neighbouring occupiers are a mix of local and national operators that primarily serve the local community however are easily accessible to those travelling from further afield. These include Ladbrokes, Subway, Boots Chemist and a Premier Convenience Store, as well as a butcher, Fish and Chip shop, and an Indian and Chinese takeaway.

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes drive time.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

183.46 sq m (1,975 sq ft)

## Terms

The suites are available on Full Repairing and Insuring Terms lease terms at a rental to be negotiated. Further details are available from the marketing agents.

## VAT

We understand the subjects are not VAT elected.

## Business Rates

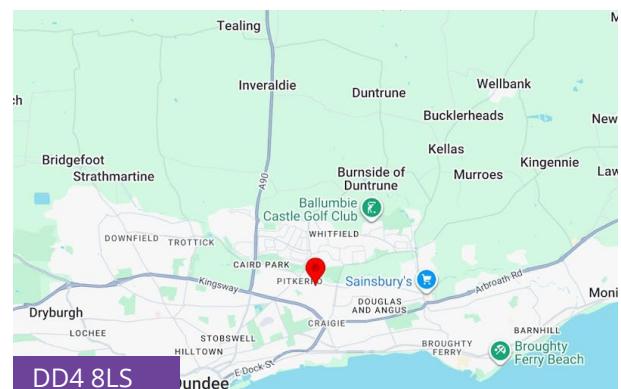
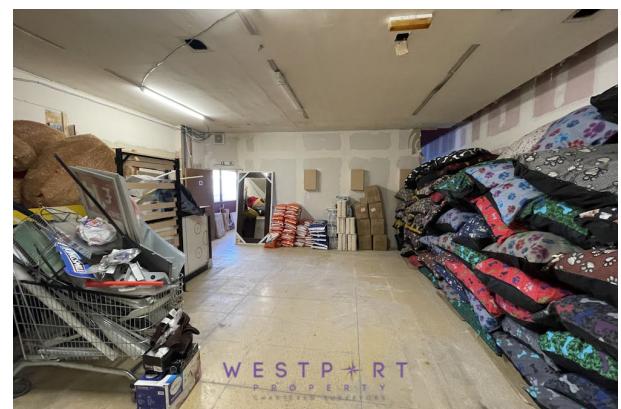
The premises require to be reassessed for rating purposes.

## EPC

Available on request.

## Viewing

Further information and viewing arrangements are available by contacting the sole letting agents, Westport Property.



## Viewing & Further Information



Fergus McDonald  
01382 225517 | 07900 474406  
fergus@westportproperty.co.uk



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