



Units 13 & 14 Happyhillock Shopping Centre, Happyhillock Road, Dundee, DD4 8LS

COMMERCIAL PREMISES WITHIN BUSY NEIGHBOURHOOD RETAIL SCHEME

Tenure	To Let
Available Size	840 sq ft / 78.04 sq m
Rates Payable	£5,029.80 per annum <small>Qualifying occupiers may benefit from 100% rates relief</small>
Rateable Value	£10,100
EPC Rating	Upon enquiry

Key Points

- WITHIN BUSY RETAIL PARADE
- FLEXIBLE TERMS
- ATTRACTIVE GLAZED FRONTAGES
- APPROX 10,000 AVERAGE VEHICLE DAILY TRAFFIC FLOW
- AMPLE OFF STREET CAR PARKING
- MAY SUIT A VARIETY OF USES
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

Units 13 & 14 Happyhillock Shopping Centre, Happyhillock Road, Dundee, DD4 8LS

Description

The subjects comprise a ground floor retail unit contained within a single storey building which benefit from attractive full height glazed double frontage.

Internally the subjects provide individual suites with shared staff facilities and WC to the rear.

The premises may suit a variety of uses, subject to consents.

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 Ladbroke's, 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:-

78.07 sq m (840sq 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 are currently entered in the Valuation Roll as follows:-

NAV / RV - Shop - £10,100

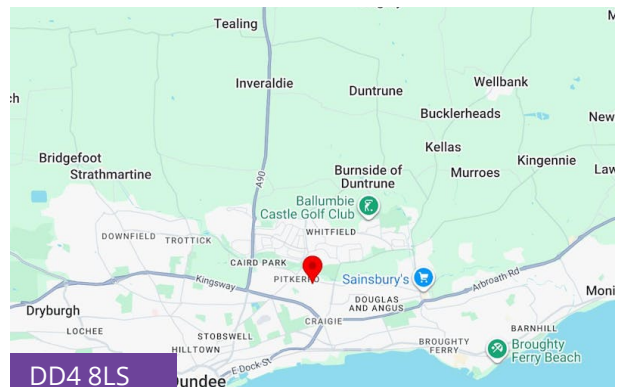
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

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

WESTPORT
PROPERTY
CHARTERED SURVEYORS

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 09/01/2026