



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

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 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:-

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

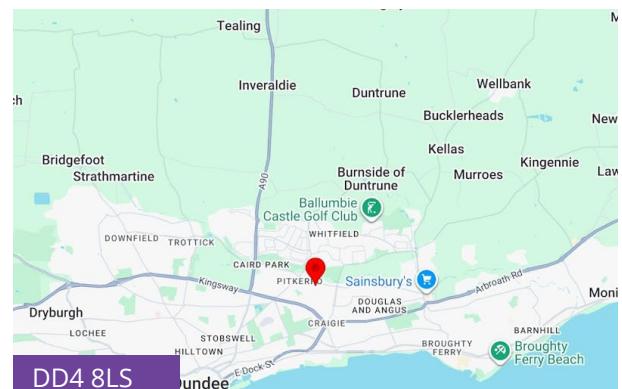
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

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
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