



## Unit 5, 82 High Street, Dundee, DD1 1SD

### PRIME CITY CENTRE RETAIL UNIT

Tenure	To Let
Available Size	10,057 sq ft / 934.33 sq m
Rates Payable	£69,168 per annum <small>Any new occupier will have the right to appeal this rating assessment.</small>
Rateable Value	£132,000
EPC Rating	Upon Enquiry

### Key Points

- EXCELLENT FRONTAGE
- GROUND FLOOR & BASEMENT
- ATTRACTIVE GRADE A LISTED BUILDING
- HIGH PASSING FOOTFALL
- PRIME CITY CENTRE PITCH
- CAPABLE OF SUB-DIVISION

# Unit 5, 82 High Street, Dundee, DD1 1SD

## Description

The subjects comprise a substantial ground floor and basement retail premises which benefit from extensive frontage onto High Street.

The subjects benefit from an open plan sales area to the front with staff facilities, disabled WC and storage to the rear. Additional storage, a small office and kitchen are provided at basement level.

## Location

The subjects are situated in a prominent position on the north side of High Street, Dundee in between its junctions with Reform Street and Commercial Street.

Neighbouring occupiers include Costa, Slaters Menswear, Boots and Virgin Money. The subjects also benefit from being in very close proximity to both the Overgate and Wellgate Shopping Centres.

## Terms

The premises are available by way of a new full repairing and insuring lease at rent to be negotiated.

## Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Accommodation

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

Ground - 278.06 sq m (2,993 sq ft)

Basement - 656.26 sq m (7,064 sq ft)

TOTAL - 943.32 sq m (10,057 sq ft)

The subjects are capable of being sub-divided or amalgamated with the adjacent unit (more details on request)

## Business Rates

We are advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value - £132,000

## EPC

An EPC certificate is available on request.

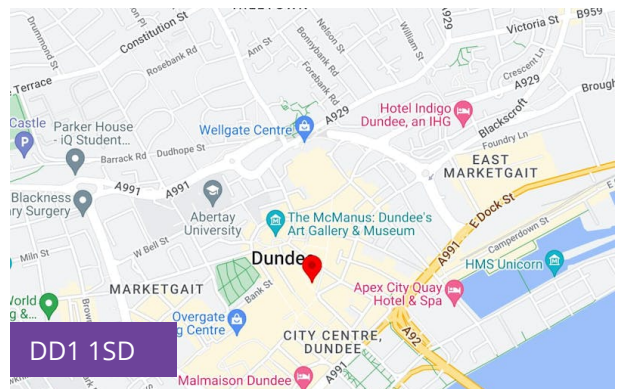
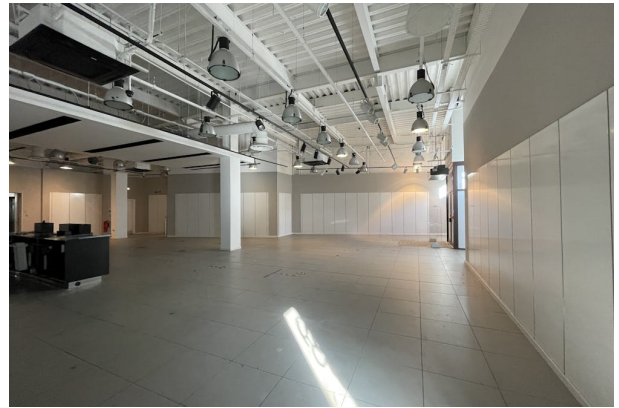
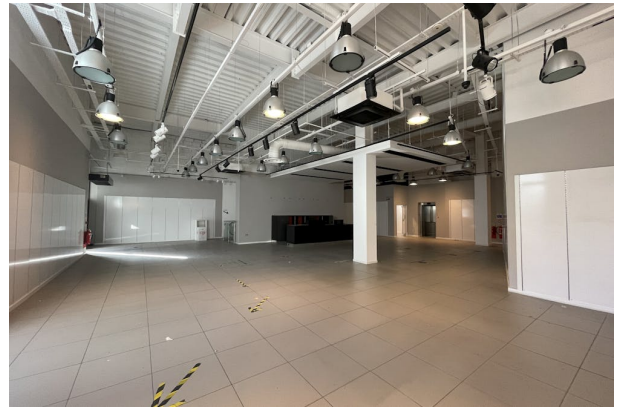
## Viewing

Please contact the marketing agents below:-

Fergus McDonald

Westport Property

01382 225517



## 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 client's 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 26/02/2024