# TO LET

## RETAIL / RESTAURANT OPPORTUNITY

### JAMES THOMSON HOUSE|SITE 6
### DUNDEE CENTRAL WATERFRONT

DISCOVER DUNDEE WATERFRONT

- Located in the award winning Central Waterfront close to the Railway Station, V&A Museum and Slessor Gardens
- Two ground floor units of 2,247 sq ft & 3,278 sq ft
- Available now

→ WWW.DUNDEEWATERFRONT.COM

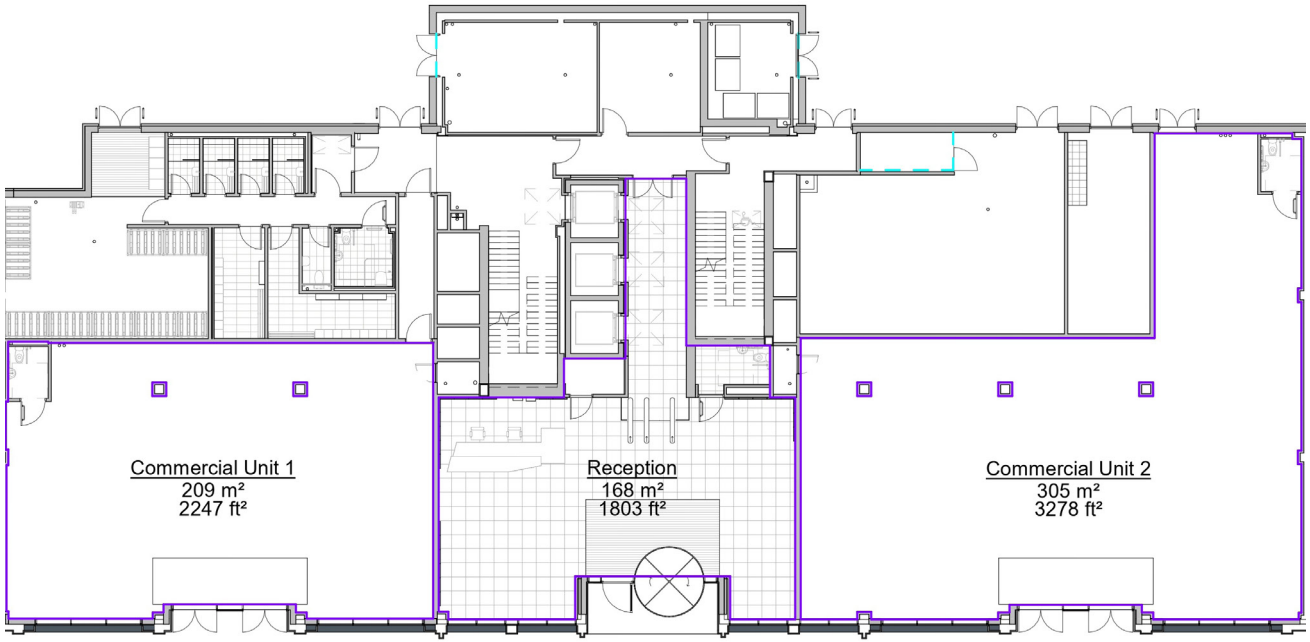
# A UNIQUE OPPORTUNITY

Two commercial units at the heart of Dundee City Council's award winning Central Waterfront regeneration project.

This project will deliver a range of places to live, work and play with a new grid iron street pattern, green civic space and attractive boulevards reconnecting the city with the waterfront to produce a stunning space that features the award-winning V&A Dundee.

The V&A Dundee is the only design museum outside of London and has attracted over 750,000 visitors in its first year of operation.

The rail station has been rebuilt and provides a modern arrival point with a 120 bed hotel above.



## ACCOMMODATION

| | |
|---|---|
| Unit 1 | 2,247 sq ft (209 sq m) |
| Unit 2 | 3,278 sq ft (305 sq m) |

## PLANNING

Grade A offices totaling 50,000 sq ft have been consented with two ground floor commercial units.

## EPC

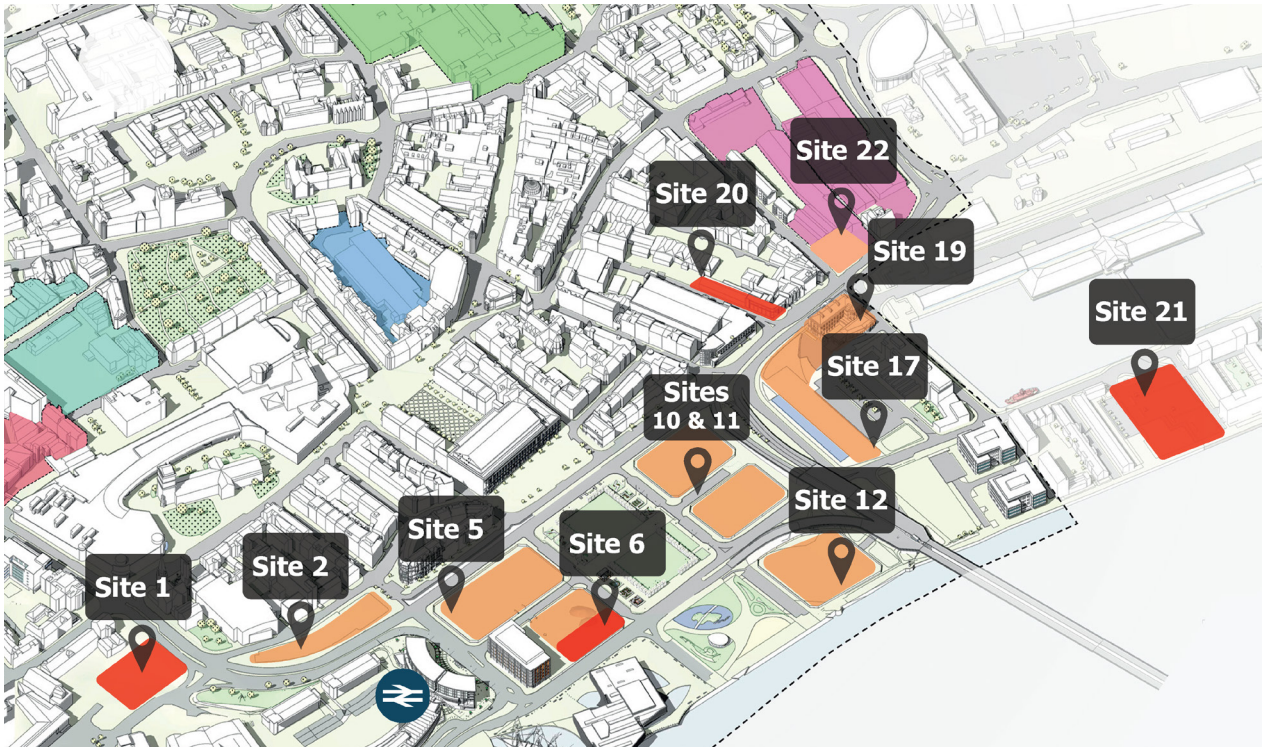
EPC to be secured once the units are completed.

## RENT

Rental offers are invited.

## ENTRY

Available now.




## CONTACT

Viewing is strictly by arrangement with the sole letting agents.

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G2 7EZ

## RV

To be accessed.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Each party must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of th is property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitu te, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property March 2024. Designed by thefifthhouse.co.uk

DISCOVER DUNDEE