Ryden

TO LET

PROMINENT CITY CENTRE RETAIL OPPORTUNITY

207 SQ M (2,226 SQ FT)

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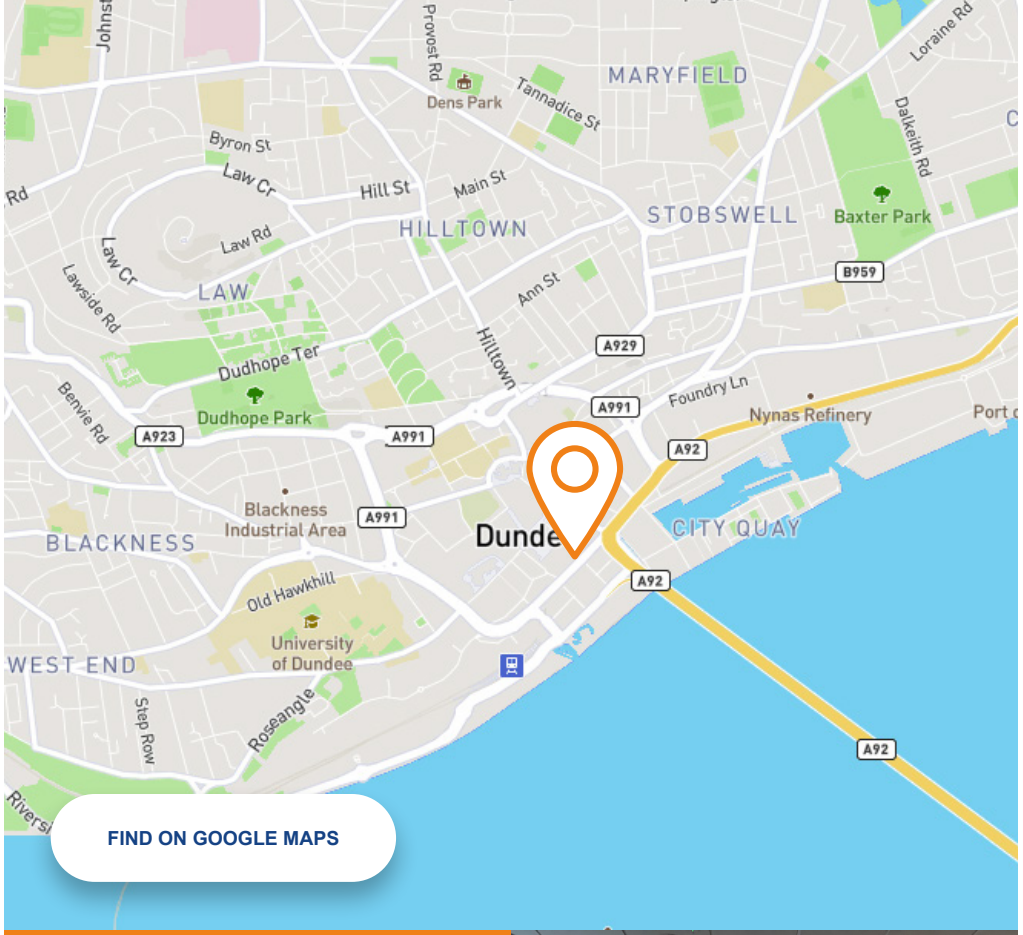
24 HIGH STREET
DUNDEE
DD1 1SZ

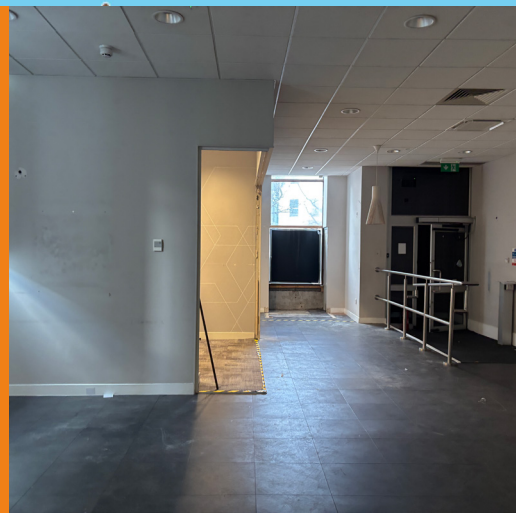
PRIME RETAIL UNIT FORMING PART OF PROMINENT CITY CENTRE CORNER SITE

ADJACENT OCCUPIERS INCLUDE PRIMARK, HAYS TRAVEL, BOOTS & OVERGATE SHOPPING CENTRE

OFFERS OVER £50,000 PER ANNUM EXCLUSIVE



FIND ON GOOGLE MAPS



LOCATION

The subject property is situated on the south side of High Street, one of the prime retail pitches within the city. High Street together with Murraygate, forms a link between the two city centre shopping centres, Wellgate and Overgate.

The subjects are in close proximity to the Dundee Waterfront Area which is currently undergoing a multi-million pound redevelopment comprising commercial and residential use to reconnect the city with the River Tay to the south. The Victoria & Albert Museum forms the central attraction of the Waterfront Area.

Dundee is the fourth largest city in Scotland, with a resident population of approximately 150,000 and a regional catchment population estimated at 330,000. Dundee sits on the east coast of Scotland, approximately 65 miles north of Edinburgh and a similar distance south of Aberdeen.

DESCRIPTION

The available unit comprises part of a traditional four storey building comprising retail unit at ground floor with ancillary space and storage on the lower level. Service access is available directly off Crichton Street.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	132	1,400
LOWER LEVEL	75	826
TOTAL	207	2,226

LEASE TERMS

The property is available by way of a new Full Repairing and Insuring lease incorporating five yearly upwards only rent reviews for a term to be agreed at offers over £50,000 per annum exclusive.

RV

The Rateable Value (RV) for the property is £46,100 which results in an annual liability for the full financial year (2025/26) of £22,958 exclusive of water & sewerage.

EPC

Available for review on application.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

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

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GET IN TOUCH

Please get in touch with our letting agent for more details.

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