

TO LET

brokes

sense
Scotland

SMITH COLE
WRIGHT
CHARTERED SURVEYORS
TO LET
1,326 SQ.FT
ALL ENDS
07714 335373

T 01382 489947
Engineered Clarity Number SC022023

sense
Scotland

find and disabled children and adults throughout their lives.

PROMINENT RETAIL UNIT

- > FRONTING MAIN DISTRIBUTOR ROUTE
- > ADJACENT TENANTS INCLUDE TESCO (EXPRESS), GREGGS AND LADBROKES
- > OFF-STREET CUSTOMER PARKING
- > RENTAL OFFERS OF £25,000 PER ANNUM



UNIT 7, 148 STRATHMARTINE ROAD, DUNDEE, DD3 7SE

Contact: Scott Robertson s.robertson@shepherd.co.uk, Tel: (01382) 878005 www.shepherd.co.uk
Rod Miller rmiller@scwcs.com, Tel: 0141 226 4061 www.smithcolewright.com

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SHEPHERD
COMMERCIAL

LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 Kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The property is located approximately 1 mile to the north of Dundee City Centre on Strathmartine Road and Strathmore Avenue. The surrounding area is characterised by a mix of uses including residential, retail and a variety of other businesses.

The shopping centre is anchored by a Tesco Express Store and other traders include Greggs, Ladbrokes, Marini's and Indigo Sun. It is serviced by a well-managed shoppers car park.

DESCRIPTION

The property comprises a mid-terraced single storey shop unit in a parade of eight units constructed in 2010.

Mains services are provided.

ACCOMMODATION

The unit provides a net internal floor area of approximately 1,326 SQ.FT (123.19 SQ.M).

Net frontage is approximately 18 ft (5.49m).



EPC

Available upon request.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £15,900

The unified business rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

LEASE TERMS

The property is available to lease on a traditional full repairing and insuring terms.

Rental offers in excess of £25,000 per annum will be considered.

VAT

VAT will be charged.

LEGAL COSTS

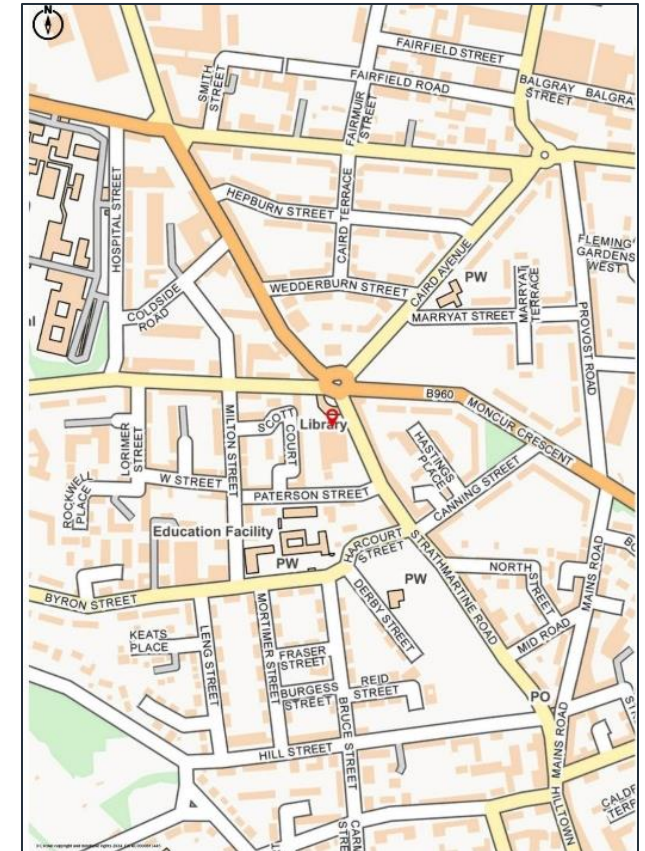
Each party will be responsible for its own legal costs with the ingoing tenant responsible for land & buildings transaction tax, registration dues and VAT incurred thereon.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING & FURTHER INFORMATION

Strictly through the joint letting agents



For further information or viewing arrangements please contact the joint agents

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA

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