

Culverwell

PROPERTY CONSULTANTS

LEASE AVAILABLE

RETAIL PREMISES

24 - 26 REFORM STREET, DUNDEE DD1 1RH

LOCATION

Dundee is Scotland's fourth largest city with an estimated catchment population of circa 515,000 persons within a 45 minute drive time. It is situated 57 miles north of Edinburgh and 80 miles north east of Glasgow.

Reform Street is a good secondary location in Dundee city centre, situated close to the Overgate Shopping Centre and High Street. The premises are located on the west side of Reform Street, with nearby occupiers including **McDonalds**, **Costa Coffee**, **Skipton Building Society**, **H Samuel**, **British Heart Foundation**, **Boots** and **Ann Summers**

DESCRIPTION

The subject property comprises a double windowed retail unit arranged over ground and basement floors within a four storey and basement stone building under a pitched and slated roof.

ACCOMMODATION

The mains dimensions and net internal areas are as follows:

Gross frontage	34 ft 3 ins	10.41 m
Net frontage	28 ft 3 ins	8.85 m
Ground Floor	2,193 sqft	203.8 sqm
Basement	1,928 sqft	179.2 sqm

RATING

We have been verbally advised by the Local Assessors department that the subjects are entered into the Valuation Roll as follows:

Rateable Value	£57,000
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.433

RENT

£78,000 per annum payable quarterly in advance.



LEASE TERMS

The premises are held on a full repairing and insuring lease, expiring 24 November 2014 subject to 5 yearly upward only rent reviews with the next review due 25 November 2009.

TERMS

Offers are invited for our client's leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

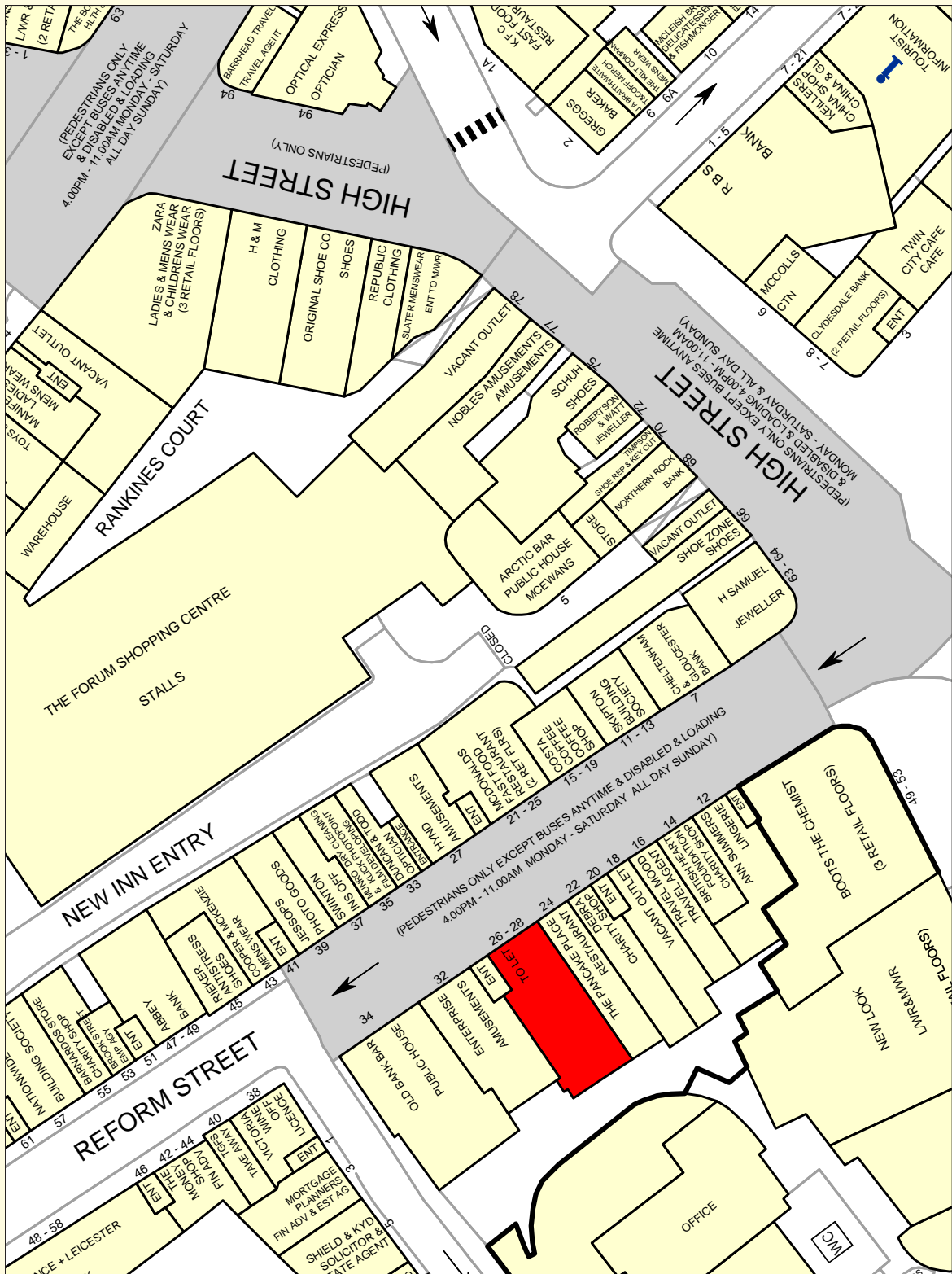
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey / Callum Mortimer
Tel: 0131 226 6611
Email: james@culverwell.co.uk
callum@culverwell.co.uk



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January 2012

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