

# TO LET



PROPOSED NEW BUILD RETAIL DEVELOPMENT

**40 HIGH STREET**

**MONIFIETH, DUNDEE DD5 4AE**





## LOCATION

Monifeith is an attractive town located on the north bank of the Firth of Tay approximately 6.5 miles east of Dundee. The resident population is circa 8,250 people and benefits from the wider Angus catchment area.

The site is adjacent to the retail parade which surrounds Reform Street and the High Street and forms the primary retail destination of the town.

The subjects are prominently situated on the east side of the High Street in the block bounded by Wellbank Place and Reform Street with nearby occupiers including [The Original Factory Shop](#), [Vita Dental Spa](#), [TESCO](#), and [Baynes Bakers](#).

## ACCOMODATION

The proposed development is to comprise of three modern units arranged over ground floor with 6 car parking spaces and a loading bay at the front.

The units will extend to the following approximate net internal areas:

<b>Unit 1</b>	<b>1,500 sqft</b>	<b>140 sqm</b>
<b>Unit 2</b>	<b>1,250 sqft</b>	<b>116 sqm</b>
<b>Unit 3</b>	<b>1,250 sqft</b>	<b>116 sqm</b>



## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENTS

**Unit 1:** Offers over £30,000pa

**Unit 2:** Offers over £28,000pa

**Unit 3:** Offers over £28,000pa

## PLANNING

Class 1, 2 or Sui Generis (Hot Food Takeaway).

## RATING

To be assessed upon completion.

## SERVICE CHARGE

A proportion of the service charge will be payable to cover common lighting, landscaping maintenance, car park gritting etc.

## ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion.

## DATE OF ENTRY

To be confirmed.





## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration duties and any VAT payable thereon.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with Eric Young.



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