

TO LET

Class 2 Retail/ Office Unit

53 Reform Street
Dundee DD1 1SL

LOCATION

Dundee is Scotland's fourth largest City located approximately 60 miles north of Edinburgh and 65 south of Aberdeen. The city is the regional centre for employment, services and retail within the Tayside region and has a resident population of approximately 142,000 persons with a further catchment of more than 640,000 persons (Source: Dundee City Council).

The subjects are located on the west side of Reform Street, a busy retail and office thoroughfare within the centre of Dundee, in close proximity to the **Overgate Shopping Centre**. Surrounding occupiers include **Santander, The Money Shop, Nationwide, Project Pizza** and **Barnardos**.

ACCOMMODATION

The unit is arranged over ground and basement floors and extends to the following approximate net internal floor areas:

Ground Floor	387 sq ft	(35.95 sq m)
Basement	267 sq ft	(24.73 sq m)
Total	654 sq ft	(60.68 sq m)

Internally the subjects have been fully refurbished to a modern standard with the main ground floor space incorporating modern fixtures and fittings and benefitting from a large window frontage onto Reform Street. The lower ground level has been converted to provide a staff room and kitchen with a single W.C.

PLANNING

The subjects currently benefit from class 2 planning consent with permitted change of use to retail class 1. Other uses may be considered subject to a change of use.

LEASE

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



RENT

Offers around **£14,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£12,700**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£6,096**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G

DATE OF ENTRY

By arrangement.

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 dues and any VAT payable thereon.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

See our website for all available properties:

www.eyco.co.uk



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