



PRIME GROUND FLOOR UNIT  
ADJACENT TO TJ HUGHES, B&M & THE ENTERTAINER



TO LET

## Unit B, Wellgate Shopping Centre

Dundee, DD1 2DB | 69.86 sq.m (752 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

Dundee is Scotland's fourth largest city with a population of 148,000 approx. The city is a regional shopping destination with a large catchment population of 640,000 approx.

With two leading life science universities, the University of Dundee and the University of Abertay, Dundee benefits from a young population. The city offers exciting retail opportunities and with the recent addition of the £80M V&A Museum of Design the city continues to be successful as a visitor destination.

The subjects are located in a prominent position on the ground floor of Wellgate.

Nearby occupiers include B&M, TJ Hughes, The Entertainer Toy Store, Bright House and Poundland. Other occupiers in the development include Home Bargains and Superdrug and there is a 30,000 sq.ft Xercise4Less on the upper level.

The shopping centre benefits from a 600 space covered multi-storey car park.

## DESCRIPTION

The subjects comprise a fitted unit including a glazed shopfront, suspended ceiling, retail slat walling, high level perimeter display mirrors, concrete floor with laminate covering and a good level of internal lighting. The unit also provides an air conditioning cassette.

Internally the unit provides sales area and storage/staff space. A WC is located adjacent.

## RENT

£25,000 per annum.

## PROPERTY DETAILS

<b>Rateable Value</b>	The Valuation Roll shows a Rateable Value of £18,000 with effect from 1 April 2017.	
<b>Rates Payable</b>	£8,820.58 (approx. for 2020/21).	
<b>Rates Detail</b>	Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.	
<b>Lease Terms</b>	The unit is available on a flexible basis for a term to be agreed.	
<b>Service Charge</b>	£4,191 for the current service charge year.	
<b>EPC</b>	A copy of the EPC is available from the letting agents.	
<b>VAT</b>	The rent quoted is exclusive of VAT.	
<b>Legal Costs</b>	Each party will bear their own legal costs associated with the transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.	
<b>Floor Areas</b>	The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-	
<b>Ground Floor</b>	69.86 sq.m	752 sq.ft
<b>Net Frontage</b>	4.65 m	15 ft

**VIEWING & OFFERS** All offers should be submitted in writing to the joint agents.

**FGBURNETT.CO.UK**

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