



Retail Opportunity

Rent: On Application

Ground Floor: 2,390 sq ft

Location

Dundee Overgate is a key shopping centre situated in the town centre. Dundee has a large and loyal catchment population of circa 96,000 persons. Overgate Shopping Centre comprises approximately 420,000 sq ft of retail floor space with an annual footfall of 14 million. The centre's major retailers include **Primark, New Look, H&M and Next**. The nearby occupiers to the unit include **Boots** and **Starbucks**.

Accommodation

The premises are located on the first floor of the shopping centre and comprise the following net internal area:
Ground Floor: **2,390 sq ft / 222 sqm**

Rent

On application.

Lease

The subjects are available on a new FRI lease.

Rates

Still to be assessed by the Assessors following any new letting.

Service Charge

The budget service charge for the current financial year (22/2023) is approximately **£24,768**.

EPC Rating / Planning

EPC available on request. The premises benefit from **Class 1** consent.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.



Viewing strictly by appointment with **ORINSEN** or our joint agent **Sims Property**

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Published September 2020

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