



Retail Opportunity

Rent: On Application

NIA: 1,327 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 **Starbucks, Topshop** and **Stormfront**.

Accommodation

The premises are arranged over the first floor and comprise the following net internal areas:

First Floor: **1,327 sq ft / 123 sqm**

Rent

On application.

Lease

The subjects are available on a new FRI lease

Rates

Rateable Value: **£38,000**

UBR (2020/21): **£0.498**

Rates Payable: **£18,924 pa**

Service Charge

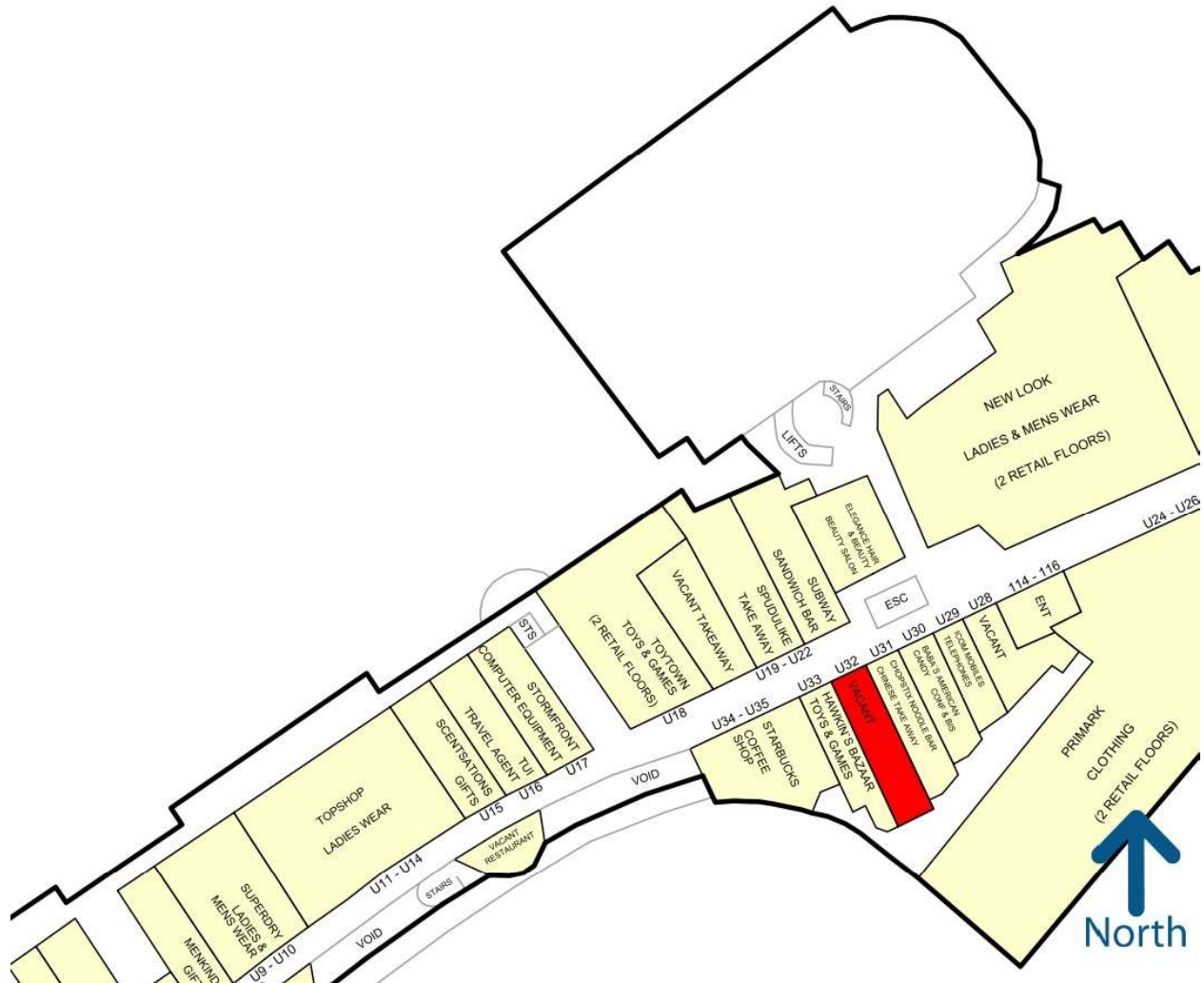
The budget service charge for the current financial year (19/2020) is approx. **£11,690**

EPC Rating / Planning

This property has an EPC rating of C and benefits 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 **CBRE**

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