



Retail Opportunity

Rent: On Application

Ground Floor: 2,320 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 or 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, Starbucks** and **Topshop**.

Accommodation

The premises are located on the first floor of the shopping centre and comprise the following approximate 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 is approx. **£18,232**

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



Viewing strictly by appointment with **ORINSEN**
or our joint agent **CBRE**

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