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**TO LET / MAY SELL**

103 High Street, Lochee, Dundee DD2 3BX

- 
- ✔ Former pharmacy unit with excellent main road frontage
  - ✔ Flexible space well suited to a variety of uses, busy central location within Lochee
  - ✔ NIA of circa 139.12 sq.m (1497 sq.ft)



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## LOCATION

The properties are situated in the city of Dundee with an estimated population of circa 150,000. The city lies on the eastern side of Scotland on the northern banks of the Firth of Tay and is home to two universities, an airport and significant Scottish businesses including Lions Trust, Stagecoach and D C Thompson. The city is enjoying a new vibrance driven by a £1bn transformation of the Water Front including upgraded infrastructure and completion of the new iconic V & A Dundee, an International Centre for Design. This investment has also been pivotal in the city attracting new hotel groups who are expected to deliver almost 1,000 additional rooms due to predicted increase in tourism. In total, this investment is targeting in excess of 7,000 new jobs improving the city's profile for both residential and commercial development opportunities.

The property is located on the eastern side of High Street, opposite it's junction with Bank Street and lying within the primary retailing pitch for Lochee. The surrounding area is a mix of both commercial and residential with nearby operators including Boots, Betfred and Baynes Bakers.

## DESCRIPTION

The subjects are arranged over the ground floor a 4 storey, mid terraced building which is of traditional stone construction, under a pitched and slated roof.

The retail frontage to High Street comprises 2 aluminum/glazed display windows together with an aluminum/glazed entrance, all benefit from roller security shutters.

Internally it is arranged to provide an open plan retail section to front, incorporating a private room. A staff kitchen, WC and office are located to the rear at the rear with a further stock room to the left of the main retail area. The internal layout could be adapted to suit a wide range of alternative uses.

## ACCOMMODATION

We calculate that the subjects extend to an approximate net internal area of 139.12 sqm (1497 sq ft).

## RENT

Offers over £15,000 per annum exclusive are invited.

## TERMS

The subjects will be offered on a standard Full Repairing and Insuring lease subject to Rent Reviews at appropriate intervals.

## PRICE

Offers in excess of £130,000 exclusive are invited for the benefit of our clients interest.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £17,600.

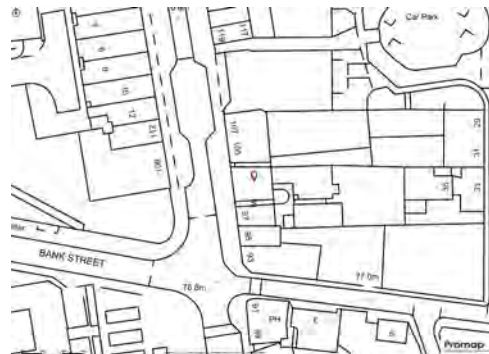
The uniform business rate for the current year is £0.49 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual tenant liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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