

RETAIL UNIT TO LET EAST WHALE LANE

AT GALLAGHER RETAIL PARK

DISCOVER
DUNDEE
WATERFRONT 



- City centre retail unit with extensive frontage
- Prominent location adjacent to Dundee's state-of-the-art Olympia Swimming and Leisure Centre (opening early 2024)
- Opposite the popular 137,130 sq ft Gallagher Retail Park with Next, M&S and Matalan (2 hours free parking)
- New FRI lease on flexible terms
- £75,000 per annum



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AWARD WINNING

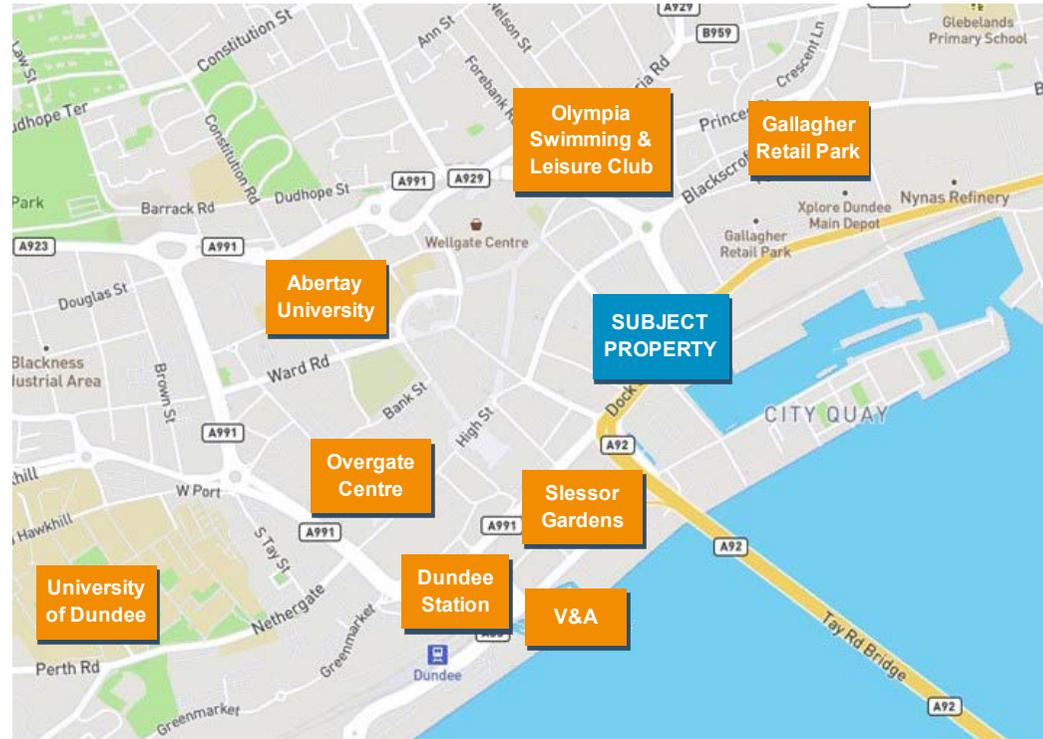
THE WATERFRONT

Dundee is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay on the east coast of Scotland.

Dundee is located approximately 22 miles east of Perth, 14 miles north of St Andrews and benefits from a resident population in excess of 149,300 and a catchment population in excess of 640,000 within a 60 minute drive time.

Dundee, Scotland's sunniest city, benefits from a central geographic location with 90% of the Scottish population within a 90 minute drive time. A new main Railway Station in the heart of the Central Waterfront provides direct links to the main East Coast Line. In 2019, the passenger footfall through Dundee Station was in excess of 1.8 million.

Dundee also has excellent access to Scotland's motorway network, a regional airport and a growing reputation as cruise ship destination.



RETAIL UNIT TO LET

THE OPPORTUNITY

The subjects comprise a new, ground floor retail unit finished to shell specification with prominent frontage onto East Whale Lane.

The subjects lie adjacent to the new state-of-the-art Olympia Swimming & Leisure Centre which is due to open early 2024 and overlooks the popular Gallagher Retail Park where tenants include M&S Simply Food, Next, Matalan, TK Maxx and DW Fitness.

There is ample public parking in the immediate vicinity of the subjects with 2 hours free parking within the Retail Park.

AREA

Ground Floor	6,566 sq ft (610 sq m)
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PLANNING

Class 1 (retail) consent, however other uses may be considered.



TENURE

A new Full Repairing and Insuring lease for a term to be agreed.

RENT

Offers over £75,000 per annum are invited.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax, recording dues and VAT as applicable.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

EPC

Available upon request.

CONTACT

Viewing is strictly by arrangement with the sole letting agent.

Bill Marley

T 07703 112626

E bill.marley@ryden.co.uk

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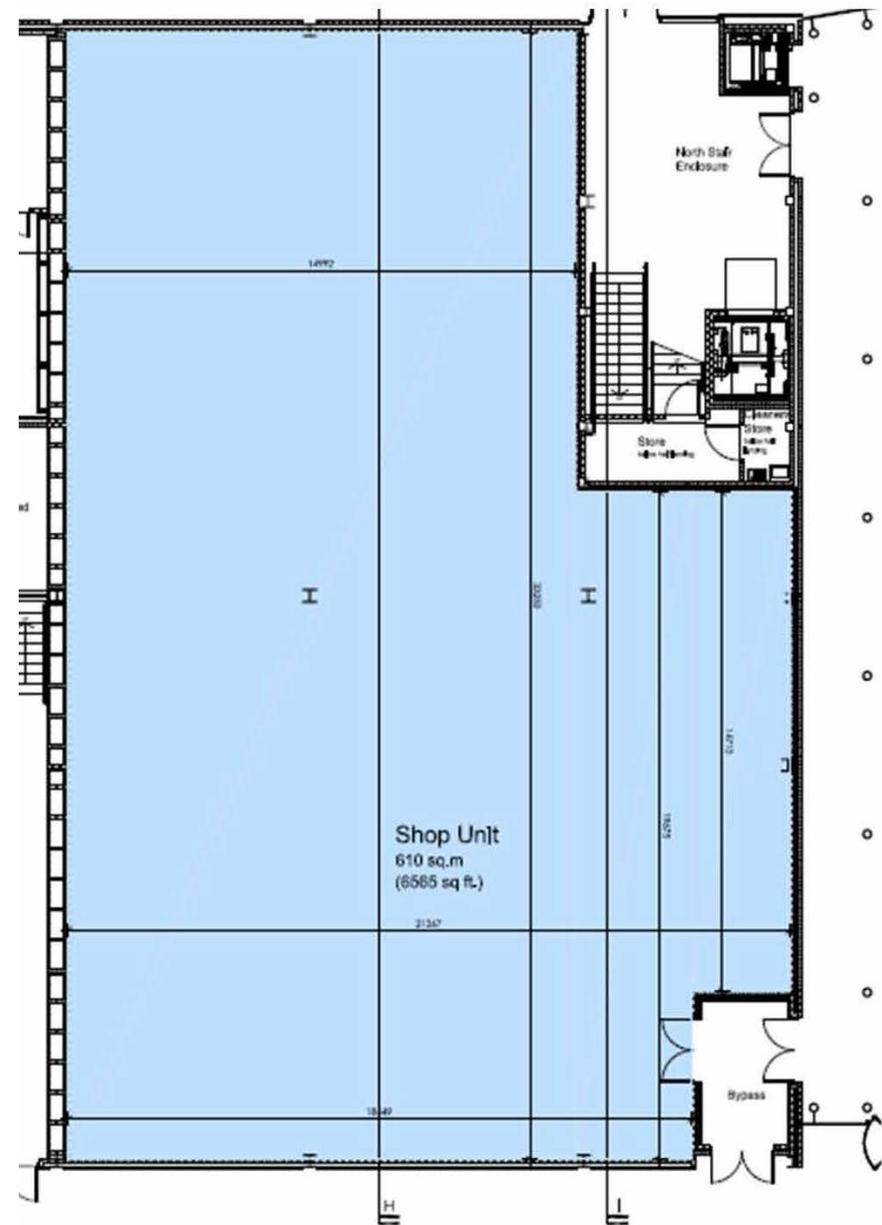
215 Bothwell Street

Glasgow

G2 7EZ

ryden.co.uk

Ryden



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