



Proposed Retail Scheme - Dickson Avenue, Dundee, DD2 4TQ

NEW BUILD COMMERCIAL UNITS

FURTHER SUB-DIVISION POSSIBLE TO SUIT INDIVIDUAL TENANT REQUIREMENTS

Tenure	To Let
Available Size	764 to 4,300 sq ft / 70.98 to 399.48 sq m
Business Rates	The subjects will require assessment for rating purposes following completion of construction works.
EPC Rating	Upon Enquiry

Key Points

- Close to Ninewells Hospital & Medical School
- Densely populated residential area
- Prominent corner position
- Adjacent new primary school & community hub for 700 pupils
- Close to Kingsway (A90)
- Ample Car Parking

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Description

The development will comprise four units with an allocated parking and delivery / drop off area situated to the front of the premises.

The units will range in size from 71.2 sq m (764 sq ft) to 400 sq m (4,300 sq ft) and provide modern adaptable retail space which can be made available separately or together depending on tenant requirements.

Location

The proposed development is located approximately 3 miles west of Dundee city centre in the densely populated Ninewells area, in close proximity to Ninewells Hospital and Medical School. The subjects are also a short drive from the Kingsway, the main ring road through the city, which forms part of the A90 Aberdeen and Edinburgh / Glasgow trunk road.

A new £13.2m primary campus and community hub with accommodation for 700 pupils opened recently adjacent the proposed development.

Dundee is the fourth largest city in Scotland and is situated on the north shore of the River Tay. The city is at present undergoing dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018.

Terms

The premises are available to lease on a full repairing and insuring basis for a term to be agreed.

Viewing

By Appointment Only

Entry Timescale

Immediately following completion of development works.

Rent

Further details are available on request.

Accommodation

The proposed development will provide the following unit sizes once completed:-

Unit 1 - 400 sq m (4,300 sq ft)

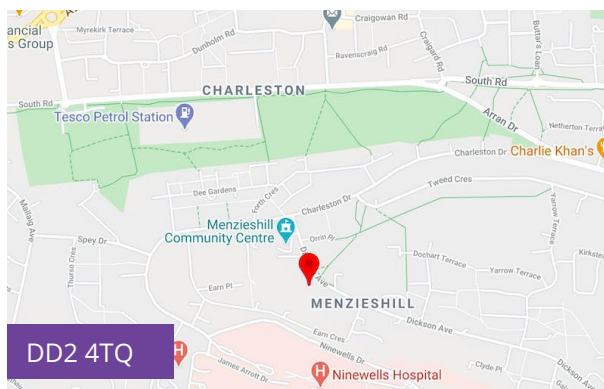
Unit 2 - 71.2 sq m (764 sq ft)

Unit 3 - 97.0 sq m (1,044 sq ft)

Unit 4 - 83.5 sq m (900 sq ft)

VAT

All prices, premiums and rents a quoted exclusive of VAT which may be payable.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk



Adam Hutcheson
01382 225517 | 07818787874
adam@westportproperty.co.uk



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