



TO LET

Dickson Avenue, Dundee, DD2 4TQ

Retail
901 to 6,279 sq ft

NEW BUILD COMMERCIAL UNITS

FURTHER SUB-DIVISION POSSIBLE TO SUIT
INDIVIDUAL TENANT REQUIREMENTS

- CLOSE TO NINEWELLS HOSPITAL & MEDICAL SCHOOL
- ADJACENT NEW PRIMARY SCHOOL & COMMUNITY HUB FOR 700 PUPILS
- DENSELY POPULATED RESIDENTIAL AREA
- CLOSE TO KINGSWAY (A90)
- PROMINENT CORNER POSITION
- AMPLE CAR PARKING

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.

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 84 sq m (901 sq ft) to 245 sq m (2,637 sq ft) and provide modern adaptable retail space which can be made available separately or together depending on tenant requirements.

Accommodation

We have calculated the net internal area of the subjects to be as follows:-

Unit	Sq.M.	Sq.Ft.
1	245	2,637
2	171	1,840
3	84	901
4	84	901
Total	584	6,279

Lease Terms

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

Legal Costs

The in-going tenant will be responsible for both parties legal costs in connection with the above transaction with the tenant being responsible for any Land & Building Transaction Tax, Registration Dues and VAT incurred thereon in.

Rateable Value

The subjects will require to be assessed for rating purposes upon completion.

Viewing

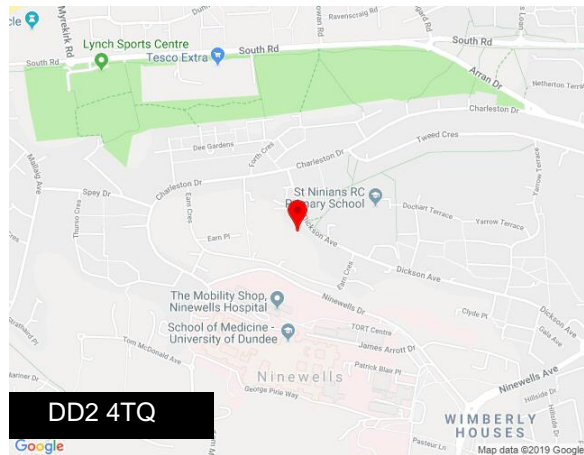
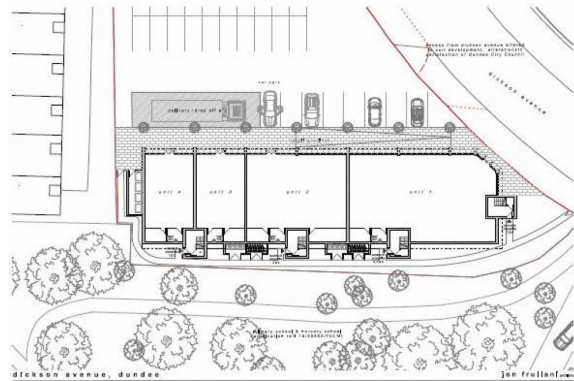
Strictly by appointment with the sole selling agents.

Rent

On Application

Energy Performance Rating

Available upon request.



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