

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT

77 MACALPINE ROAD, DUNDEE DD3 8RE

- Prominent main road location
- Established neighbourhood shopping centre
- Flexible internal layout
- Excellent customer parking facilities
- Rear loading access
- Next to Boots Chemists, Baynes Bakers & Spar

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Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The property is located in the Downfield area of Dundee, to the north of the City Centre and the Kingsway, opposite Ardler Village.

The property is situated on the east side of MacAlpine Road between the junctions with Camperdown and Americanmuir Roads amidst a large residential neighbourhood comprising both private and local authority housing.

Other occupiers within the parade include Spar Convenience Stores, Boots, Farmfoods and Baynes Bakers.

DESCRIPTION

The property forms part of a single storey shopping parade which fronts onto MacAlpine Road, and which has to the rear, a substantial car parking and service yard area with additional car parking bays to the front and at the north end of the parade.

FLOOR AREAS

We calculate the total net internal floor area to be as follows:

Net Internal Floor Area **78.6 sq m** **846 sq.ft.**

RATING

Rateable Value £12,200. Under the Small Business Bonus Scheme prospective tenants will qualify for 95% rates relief on application to the Council.

LEASE TERMS

The premises are available on a new lease for a negotiable duration on the standard tenants fully repairing and insuring terms incorporating provision for regular rent reviews.

RENT

£12,500 per annum exclusive.

ENTRY

Immediate

LEGAL COSTS

In the normal way, the ingoing tenant will be responsible for our client's reasonable legal costs incurred in the transaction, together with VAT thereon.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

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