

**43 REFORM STREET
DUNDEE
DD1 1SH**

Class 3 Consent Applied For

Location

Dundee is Scotland's fourth largest city and is the regional centre for employment services and retailing within the Tayside region.

Reform Street is a busy retail thoroughfare within Dundee City Centre within the immediate vicinity of Overgate Shopping Centre, the principal retail facility within Tayside.

Nearby occupiers are a mix of multiple and local traders to include, Heavenly Desserts, GDK, Oxfam and a number of local traders.

Description

The property occupies an extremely position within Reform Street offering basement, ground, first and second floor occupation within a Category B listed building.

Accommodation

From our measured inspection, the property extends to the following areas and dimensions:-

Gross Frontage:	15' 9"	(4.8 m)
Net Frontage:	14' 0"	(4.26 m)
Basement:	1,030 ft ²	(95.6 m ²)
Ground Floor:	987 ft ²	(91.6 m ²)
First Floor:	1,573 ft ²	(146.0 m ²)
Second Floor:	1,310 ft	(121.7 m ²)

Lease Terms

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed incorporating regular upward only rent reviews.



Rental

Upon application.

Planning

The property currently benefits from Class A1 planning consent.

Our clients have made an application for Class 3 consent.

Rateable Value

The property is entered in the Valuation Roll as follows:-

Description	-	Shop
Rateable Value 26/27	-	£17,400

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

Each party to be responsible for their own legal costs with the ingoing tenant being responsible for LBTT.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

Appointments to View

Strictly through the sole agents.

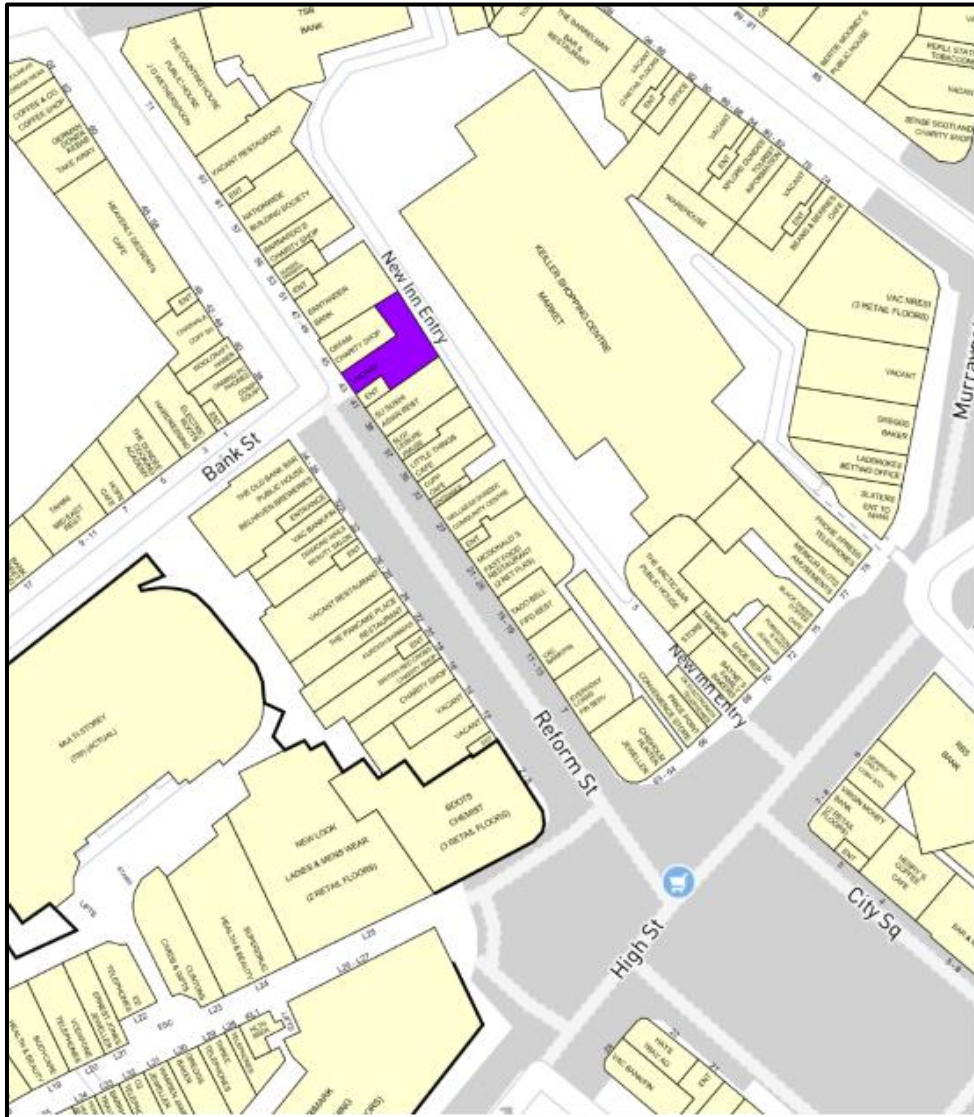
Whitelaw Baikie Figes

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Location Plan



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