

Tesco, Boots,
Greggs and
Ladbrokes
now trading

TO LET

Secure Storage Space

368 - 2,640 sq.ft. available

Other uses will be considered

146 Strathmartine Road, Dundee DD3 7SE



- Anchored by new  foodstore
- High profile location with on site car parking
- Development now completed and ready for occupation



John Menzies



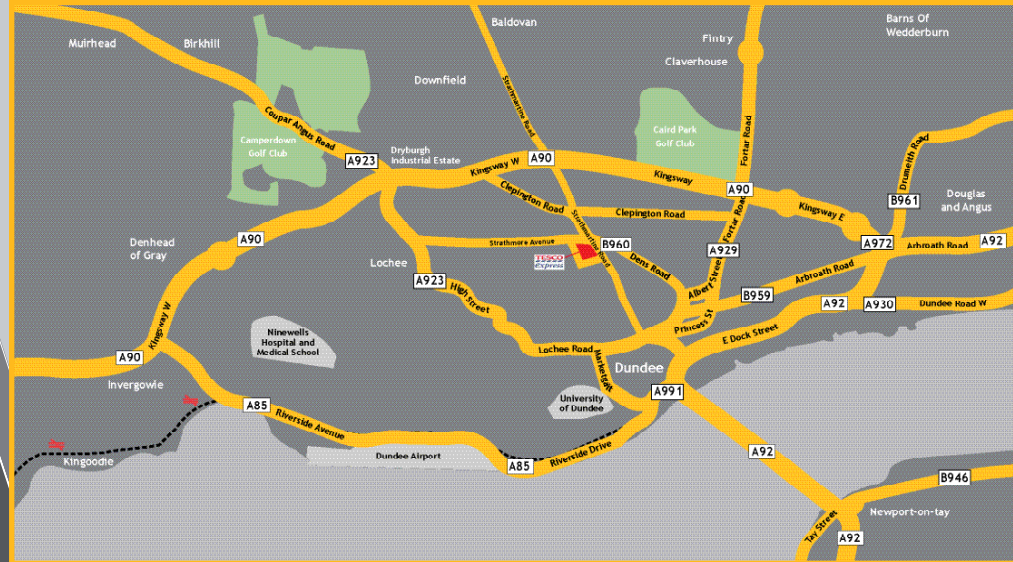
Ian Wright





Location

Dundee is Scotland's 4th largest City with a population of over 155,000 people. The property is located approximately 1 mile to the north of Dundee City Centre on Strathmartine Road, which is one of the main vehicle routes leading north to the Kingsway City bypass. Located at the junction of Strathmartine Road and Strathmore Avenue, the surrounding area is characterised by a mix of uses including residential, retail and business occupiers. The subjects are highly visible from the main road, which experiences considerable levels of traffic flow.



Description

The property has been redeveloped to provide eight modern retail units with the benefit of dedicated car parking. The development is anchored by a new Tesco Express foodstore who occupy unit 3 in the centre of the retail terrace.

Accommodation/Rental

The approximate net internal areas and rental information is as follows:-

Unit	Size (approx)	Rental
1	LET TO GREGGS	
1B	368 sq.ft.	£1,000 p.a.
2	LET TO BOOTS	
3	LET TO TESCO	
4	LET TO MARINI'S	
5	LET TO BARNARDO'S	
6	LET TO LADBROKES	
7	LET TO SENSE	
8	LET TO INDIGO SUN	
9	2640 sq.ft.	£6,000 p.a.

Further details and rental information are available from the agents.

Terms

The units are available on a Full Repairing and Insuring lease for a negotiable term.

Rates

The subjects have still to be assessed for rating purposes. Interested parties should make their own enquiries with Dundee City Council on 01382 221177

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

All rents, prices and premiums are quoted exclusive of VAT.