

lot 74

Units 1-3, 138 High Street Lochee, Dundee, Angus DD2 3BZ

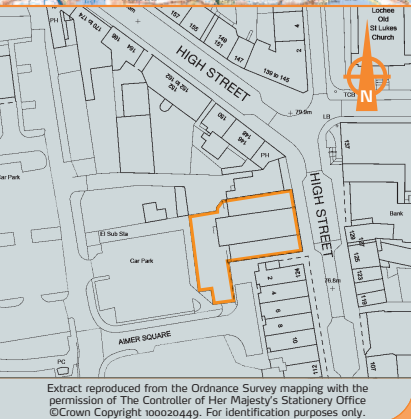
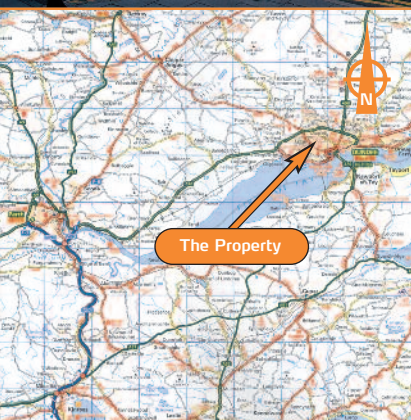
Rent
£77,688
per annum
exclusive

Heritable Retail Parade Investment

- Tenants include Superdrug Stores plc and Beauty Concessions Ltd (t/a Semi-Chem)
- Town centre location

- Close proximity to Stack Leisure Park
- Nearby occupiers include William Hill, Poundstretcher, Santander, Boots, PDSA and Greggs

On behalf of
Trustees



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Location

Miles: 2 miles north-west of Dundee city centre
20 miles east of Perth

Roads: A90, A92

Rail: Dundee Railway Station (Mainline)

Air: Dundee Airport

Situation

Lochee is a suburb of Dundee and lies approximately 2 miles north-west of Dundee city centre. The property is located on the west side of the High Street close to its junction with Methven Street. Nearby occupiers include William Hill, Poundstretcher, Santander, Boots, PDSA and Greggs. The neighbouring Stack Leisure Park has tenants including The Range, Home Bargains and Aldi.

Description

The property, a modern retail parade, comprises ground floor retail accommodation with first floor office/ancillary accommodation. There is an additional self-contained office suite accessed from the rear. The property benefits from a service yard and car parking to the rear.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers. Please contact Mhairi Jarvis. Tel: +44 (0)131 554 1705.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversions
1	Ground First	Retail Ancillary	121.10 sq m (1,304 sq ft) 22.00 sq m (237 sq ft)	SSE RETAIL LTD (1)	25 years from 11/01/1993	£21,400	10/01/2018
2	Ground First	Retail Ancillary	222.90 sq m (2,399 sq ft) 148.50 sq m (1,598 sq ft)	SUPERDRUG STORES PLC (2)	25 years from 18/01/1993	£36,850	17/01/2018
3	Ground	Retail	114.40 sq m (1,231 sq ft)	BEAUTY CONCESSIONS LTD (t/a Semi-Chem)	25 years from 18/01/1993	£18,238	17/01/2018
	First/Attic	Office	102.00 sq m (1,098 sq ft)	VACANT POSSESSION			
		Advertising Hoarding		PRIMESIGHT LIMITED	5 years from 01/04/2014	£1,200	31/03/2019
Totals			730.90 sq m (7,867 sq ft)			£77,688	

(1) The tenant has sublet the property.

(2) For the year ending 31st December 2013, Superdrug Stores plc reported a turnover of 1,010,212,000, pre-tax profits of £28,982,000 and a total net worth of £122,235,000. (Source: www.riskdisk.com 25/09/2014)

For further details please contact:

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