

lot 72

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

Rent
£83,688
per annum
exclusive

Heritable Retail Parade Investment

- Tenants include Superdrug Stores Plc, SSE Retail Ltd, Beauty Concessions Ltd and Homecare Scotland Ltd
- Town centre location

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



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 western 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)131 552 5191.

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)	HOME CARE SCOTLAND LTD	3 years from 01/10/2015	£6,000 (3)	30/09/2018
Advertising Hoarding				PRIMESIGHT LIMITED	5 years from 01/04/2014	£1,200	31/03/2019
Totals			730.90 sq m (7,867 sq ft)			£83,688	

(1) The tenant has sublet the property.

(2) For the year ending 27th December 2014, Superdrug Stores plc reported a turnover of £1,058,047,000, pre-tax profits of £38,044,000 and a total net worth of £138,513,000. (Source: Experian Group 03/11/2015)

(3) The rental income stated for the office accommodation includes the tenant's service charge contribution.

For further details please contact:

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