

Lot 95

£22,500 per annum exclusive

107 High Street, Lochee,
Dundee, DD2 3BX

Heritable Retail Investment



Key Details

- Let to Done Brothers (Cash Betting) Limited t/a Betfred
- Prominent location within popular Dundee suburb
- Nearby occupiers including Boots, Superdrug, Santander, British Heart Foundation and Poundstretcher

Location

Miles: 2 miles north-west of Dundee City Centre
20 miles north-east of Perth
58 miles north of Edinburgh

Roads: A90, A92, M90 (Junction 11)

Rail: Dundee Railway Station

Air: Dundee Airport

Situation

Lochee is a popular suburb of Dundee and lies approximately 2 miles north-west of the city centre. The property is prominently situated on the east side of the High Street, with nearby occupiers including Boots, Superdrug, Santander, British Heart Foundation and Poundstretcher.

Description

The property comprises ground floor retail accommodation and forms part of a larger building.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/ Ancillary	157.17 sq m (1,691 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (1) t/a Betfred	10 years from 03/07/2009 on a full repairing and insuring lease	£22,500	02/07/2019
Total		157.17 sq m (1,691 sq ft)			£22,500	

(1) For the year ending 25th September 2016, Done Brothers (Cash Betting) Limited reported a turnover of £320,065,000, pre-tax profits of £29,293,000 and a total net worth of £23,115,000 (Source: Experian Group 12/09/2017).



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