



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	124 sq m (1,334 sq ft)	ADENSTONE LIMITED to trade as Cash Converters	10 years from 03/04/2018 on full a repairing and insuring lease (1)	£12,500 (3)	2023
Total		124 sq m (1,334 sq ft)			£12,500	

(1) Tenant's option to determine in 2022 upon six months' written notice.

(2) Business Rates Relief may apply (Source: www.mygov.scot/business-rates-relief).

(3) There is a six month rent free period for which the vendor will top up the rent, so the buyer effectively receives £12,500 per annum from completion. There is a further three month rent free period from the first anniversary of the term.

Key Details

- Town centre location close to Stack Leisure Park
- New 10 year lease from April 2018 (1)
- Business Rates Relief may apply (2)
- VAT-free investment

On Behalf of Mapeley



Location

Miles: 2 miles north-west of Dundee city centre
 20 miles east of Perth
 45 miles north of Edinburgh
 14 miles north of St Andrews

Roads: A90, A92

Rail: Dundee Railway Station

Air: Dundee Airport

Situation

Lochee is a suburb two miles north-west of Dundee city centre. The property is located in Lochee town centre on High Street, close to its junction with Methven Street. The Stack Leisure Park is located 100 metres to the east, where occupiers include Aldi, Gala, The Range, The Gym and Smyths. To the west there are 2 car parks located close by. Occupiers close by on High Street include William Hill, Ladbrokes, Poundstretcher, Boots, Semi-Chem, Greggs, Farmfoods and PDSA.

Description

The property comprises a ground floor shop with sales and storage accommodation.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus
Peter Mayo
 +44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
Mhairi Jarvis
 +44 (0)131 552 5191
mhairi.jarvis@acuitus.co.uk

Seller's Solicitors: Pinsent Masons
Pamela Gorman
 +44 (0)141 567 8674
pamela.gorman@pinsentmasons.com