

RETAIL PREMISES TO LET

Milton of Craigie Road
Dundee DD4 7RX

ON THE INSTRUCTIONS OF ASDA



LOCATION

Dundee is the 4th largest city in Scotland having an estimated population of 150,000 and also serves as the regional centre for the surrounding areas including north-east Fife and has an estimated catchment population of around 500,000. The city is well served by road and rail networks connecting it to the other main population centres in Scotland.

The Asda store at Milton enjoys an excellent location approximately 2 miles north east of the city centre and is adjacent to Kingsway East Retail Park. Nearby occupiers include **Wickes, Pets at Home, Home Bargains, Archers Sleepcentre, Lidl, KFC, McDonald's & Tim Hortons** – all of which combine to create a significant retailing environment.

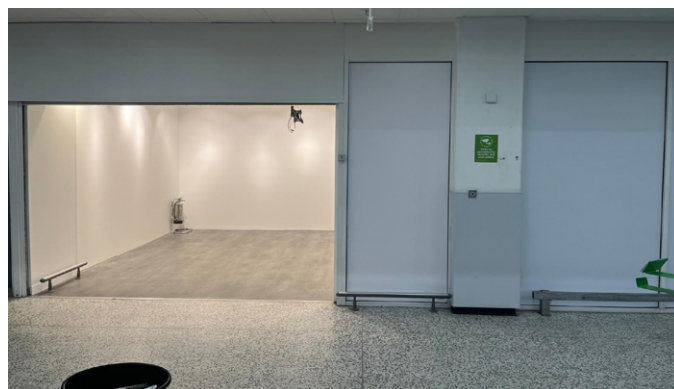
The subject property is located within the Asda store thereby guaranteeing a prospective occupier a ready-made flow of potential customers.

DESCRIPTION

The premises comprise an in-store concession unit situated immediately behind the tills and in a highly visible location. The unit has an electronic roller shutter door and benefits from both electricity and a water supply.

The unit extends to the following area:

AREA	SQ FT	SQ M
Ground	470	43.6



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0141 285 7945
www.symeproperty.co.uk

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0141 248 5878
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TENURE

A long term lease is available.

RENTAL

A rental of £15,000 + VAT is proposed. This would be inclusive of rent, common charges and buildings insurance. The tenant would be separately liable for contents insurance and any utility costs incurred.

RATEABLE VALUE

The property is not currently listed in the Valuation Roll therefore no rates would be payable. If this should change at any point in the future, then the tenant would assume liability for rates.

LEGAL EXPENSES

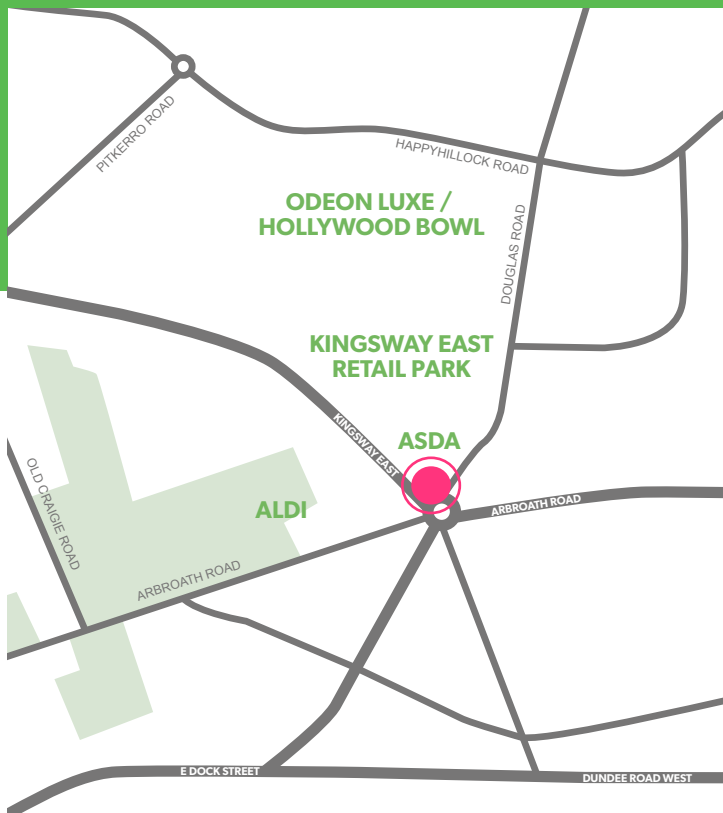
Each party will bear their own legal expenses incurred in any transaction.

VAT

All prices are quoted exclusive of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Donald M Syme

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E: donald@symeproperty.co.uk

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Details of opportunities available in other Asda stores can be found at
www.symeproperty.co.uk or www.lambertinnes.co.uk

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