

TO LET

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David Allison & Company
Chartered Surveyors



RETAIL UNIT

53-55 MACALPINE ROAD, DUNDEE DD3 8RE

- Prominent main road location
- Established neighbourhood shopping centre
- Large Sales Area and flexible internal layout
- Excellent customer parking facilities
- Excellent rear loading access
- Next to Boots Chemists, Baynes Bakers & Spar

David Allison & Company Chartered Surveyors

Tel: 0141 375 1555

135 Buchanan Street, Glasgow, G1 2JA



www.dallisonandco.co.uk

LOCATION

The property is located in the Downfield area of Dundee, to the north of the City Centre and the Kingsway, opposite Ardler Village.

The property is situated on the east side of MacAlpine Road between the junctions with Camperdown and Americanmuir Roads amidst a large residential neighbourhood comprising both private and local authority housing.

Other occupiers within the parade include Spar Convenience Stores, Boots, and Baynes Bakers.

DESCRIPTION

The property forms part of a single storey shopping parade which fronts onto MacAlpine Road, and which has to the rear, a substantial car parking and service yard area with additional car parking bays to the front and at the north end of the parade. The unit affords a large rectangular sales area with stock storage, staff kitchen, staff toilets and office beyond to the rear.

FLOOR AREAS

We calculate the total net internal floor area to be as follows:

Net Internal Floor Area **469.98 sq m** **5,059 sq.ft.**

RATING

Rateable Value £25,900. Rates payable for 2025/26 approximately £12,898.

EPC

The property has an EPC rating of B.

LEASE TERMS

The premises are available on a new lease for a negotiable duration on the standard tenants fully repairing and insuring terms incorporating provision for regular rent reviews.

RENT

£30,000 per annum exclusive.

ENTRY

Immediate.

LEGAL COSTS

In the normal way, each party will be responsible for their own legal costs with the ingoing tenant responsible for Land & Buildings Transaction Tax (LBTT), registration dues and VAT incurred.

VIEWING/FURTHER INFORMATION

Strictly through the agents:

Stephen McVey

David Allison & Co

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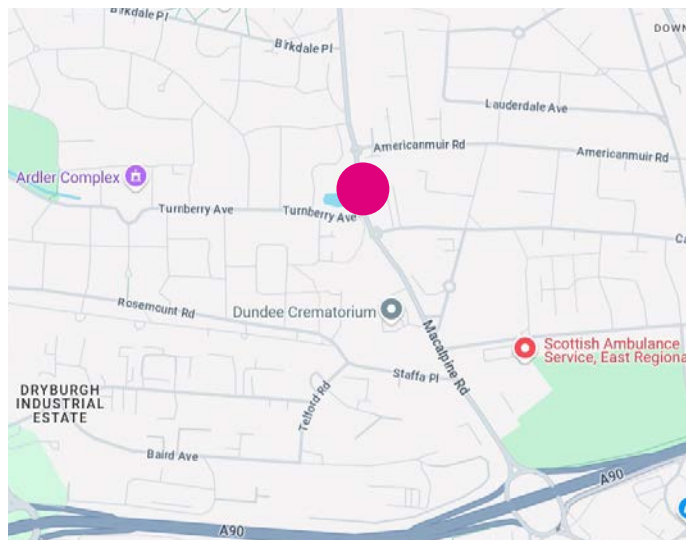
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