



+ Graham
Sibbald

TO LET RETAIL/CAFE/LEISURE OPPORTUNITIES



WEST PORT, DUNDEE

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- STUNNING CITY CENTRE LOCATION
- LEISURE AND RETAIL OPPORTUNITIES
- LETTING TO TESCO EXPRESS COMPLETED
- LETTING TO GROSVENOR CASINO COMPLETED
- LETTING TO TRAVELODGE COMPLETED



WEST PORT, DUNDEE

RETAIL/CAFE/LEISURE OPPORTUNITIES

LOCATION

Dundee demands a strategic position within Scotland, with 90% of the country's population within a 90 minute drive. The city itself has a population of approximately 145,000 and benefits from a main line railway station and deep water port facilities, while Dundee Airport provides direct daily flights to London City, Birmingham and Belfast. The city benefits from 2 universities and world renowned research facilities centred at Ninewells Teaching Hospital.

West Port commands a strategic position within the City Centre and fronts the West Marketgait, the city's inner ringroad and is immediately adjacent to the Overgate Shopping Centre, the city's prime retailing pitch and lies between the Campuses of Dundee's 2 universities. The subjects are in the heart of the cultural quarter and lie in close proximity to the site of the new Dundee City Council headquarters building which is presently being constructed.

DESCRIPTION

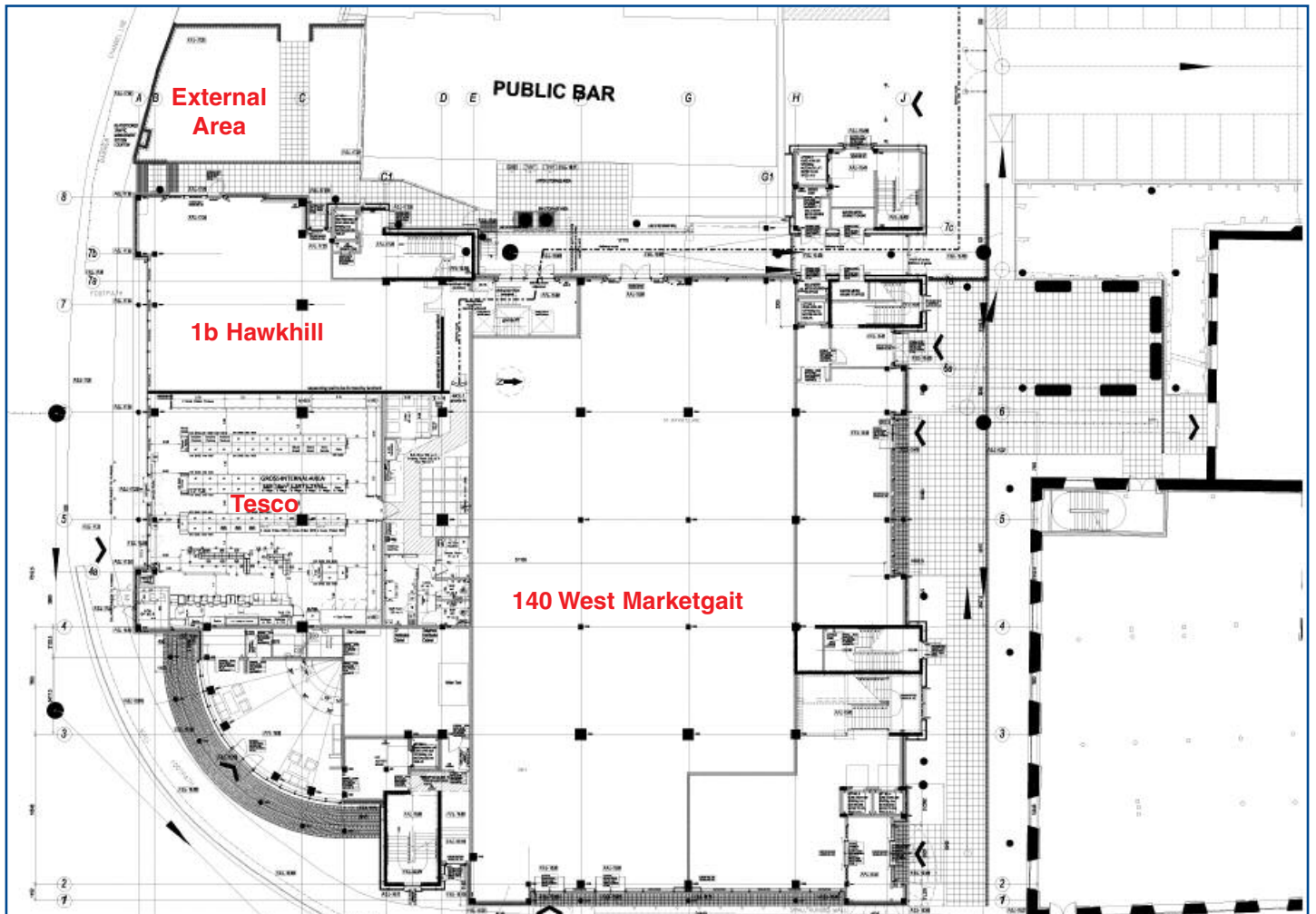
The West Port Development is the third and final phase of a multi-use Development in the heart of Dundee City Centre. The West Port building includes a mix of retail and leisure use at ground floor level, a Grosvenor Casino at first floor level, Grade A office accommodation at second floor level and luxury service apartments at third and fourth floor levels. The Development already includes Grosvenor Casino and a newly opened Tesco Express fronting the Hawkhill elevation.

Immediately to the north of the Development are the original phases, including a Travelodge, extensive office accommodation and restaurant/leisure facility.

The remaining space may be summarised as follows –

1b Hawkhill Unit -	232.5m ² (2502 ft. ²)
External Area (with 1b) -	140m ² (1500 ft. ²)
140 West Marketgait Unit -	876.5m ² (9434 ft. ²)

The subjects have Planning Consent for both retail and leisure use, including a bar/restaurant and café with external seating area. We would be pleased to discuss options with prospective tenants in more detail.



LEASE TERMS

The accommodation is available on flexible lease terms tailored to suit a tenant's specific requirements. The quoting rent is available from the letting agents.

RATEABLE VALUE

Each suite will require to be assessed upon occupation. The letting agents will provide an indication of the likely rates payable.

SERVICE CHARGE

The incoming tenant will be liable for a Service Charge for the maintenance and upkeep of the common parts of the building. Further details are available from the letting agents.

VAT

All figures are quoted exclusive of VAT. However, our clients reserve the right to charge VAT if applicable.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements can be made through the letting agents, Graham + Sibbald, quoting ref AWD – email: adandie@g-s.co.uk Tel. 01382 305011

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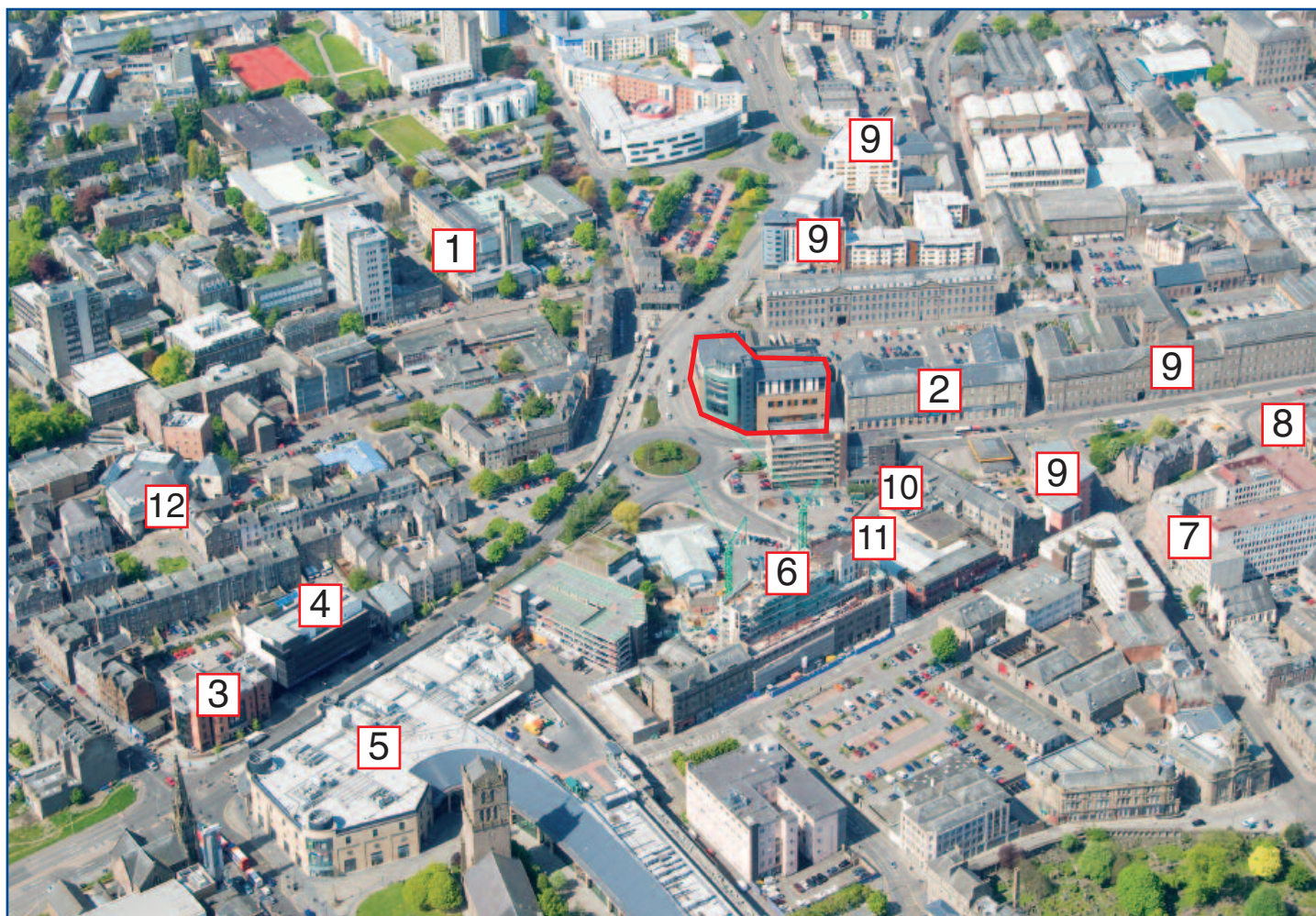
Developed by Marketgait Developments Ltd, part of -

James Keiller Estates
www.james-keiller-estates.com
Telephone: (01382) 456783



WEST PORT, DUNDEE

RETAIL/CAFE/LEISURE OPPORTUNITIES



- | | |
|---|---|
| 1 University of Dundee | 7 British Telecom |
| 2 Travelodge | 8 Dundee Court + Police Headquarters |
| 3 HBOS Headquarters | 9 Student Accommodation |
| 4 Alliance Trust Headquarters | 10 Fat Sams Night Club |
| 5 Overgate Centre | 11 Liquid Night Club |
| 6 Dundee City Council Headquarters | 12 Dundee Rep |

WITH OFFICES IN:

- | | | |
|---------------|--------------|-------------|
| • ABERDEEN | • GLASGOW | • PAISLEY |
| • DUNDEE | • HAMILTON | • PERTH |
| • DUNFERMLINE | • INVERNESS | • STIRLING |
| • EDINBURGH | • KILMARNOCK | • WEYBRIDGE |
| • FALKIRK | • KIRKCALDY | |



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Sibbald**

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IMPORTANT NOTICE

Please read carefully

- These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
- Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
- Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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