



78 High Street Dundee, DD1 1SD

Town Centre Location

- Ground, Bsm, 1st & 2nd Floor
- Held on F.R.I Lease
- Well Established Mobile Phone Outlet / Repair Shop
- Expiring 20th April 2030
- Passing £20,000p.a.
- Fixed Increase to £22,000p.a.
- Price: o/o £195,000

LOCATION

The premises occupy a highly prominent, central position within the pedestrian section of High section of High Street, being in close proximity to both the entrance to The Overgate Shopping Centre and Murraygate. Nearby occupiers include Slater Menswear, Ladbrokes, Greggs, Timpson and Bayne's Bakers.

Dundee is located on the East coast of Scotland approximately mid-way between Aberdeen to the North and Edinburgh to the South with a resident population of approximately 155,000 and an extended catchment of 235,000. Dundee is Scotland's fourth largest city and is the regional centre for employment.

PROPERTY

The premises comprise a double-windowed retail unit arranged over the basement, ground, first and second floors of a 5-storey traditional stone-built building

The property has been renovated by the tenant to included buy not limited to, new flooring, plastered and painted walls, suspended acoustic tile ceiling, L.E.D. panelling throughout along with w.c. and office facilities.

AREA

The property has been calculated to extend to the following internal floor areas;

Ground: 130.9sqm (1,409sq ft)
 Bsm: 87.14sqm (938sq ft)
 1st: 51.82sqm (558sq ft)
 2nd: 19.38sqm (209sq ft)
 Total: 289.24sqm (3,114sq ft)



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LEASE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Phoneshop247 Limited
 Expiry: 30th April 2030
 Passing Rent: £20,000p.a.
 Rent Increase: 1st May 2026 to £22,000p.a.
 Tenant Break: May 2028 (6 months Notice)

Further: The tenant operates multiple mobile phone repair and sales shops throughout Scotland from Glasgow, Stirling, Dumfries, Falkirk, and Aberdeen.

SALE

The property is available on a freehold basis for offers over £195,000

V.A.T

Figures quoted exclusive of V.A.T.

E.P.C.

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

LEASE & TITLE

Available on request

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

TSA Property Consultants

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Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.