

TO LET LAST REMAINING RETAIL UNIT

**GROUND FLOOR:
7,390 SQ FT (687 SQ M)**

**MEZZANINE LEVEL:
7,088 SQ FT (658 SQ M)**

An opportunity to lease a high quality retail unit adjacent to the new two-storey M&S general merchandise store 68,555 sq ft (6,369 sq m)

The retail park totals 137,130 sq ft (12,740 sq m) with an extremely strong tenant line-up including M&S, TK Maxx, Matalan and the new CRUK clothing format

The retail park benefits from 579 car parking spaces

M&S
EST. 1884

TKmaxx

CANCER RESEARCH UK

MATALAN

UNDER OFFER

TO LET



PLAY VIDEO

GALLAGHER RETAIL PARK
EAST DOCK STREET | DUNDEE DD1 3JS



OPPORTUNITY

The unit available to let is pictured above. It has been designed and constructed to a very high standard and represents an opportunity to acquire a retail unit on an extremely busy retail park.

The unit extends to 7,390 sq ft (687 sq m) on ground floor, with a mezzanine of 7,088 sq ft (658 sq m) totalling 14,478 sq ft (1,345 sq m).

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside. Dundee is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

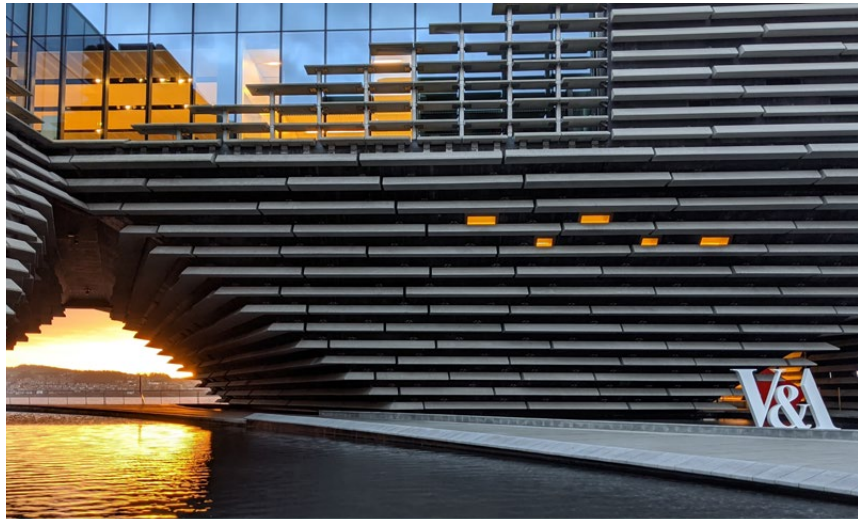
The city is well served by the trunk road/motorway network and main line rail links. In addition, Dundee Airport provides scheduled daily flights to London, with connections to Europe and Worldwide.

The city has seen substantial regeneration and investment in recent years having passed the midway point of the £1 billion transformation of Dundee's city waterfront. This encompasses 248 ha of development land stretching 8 km along the River Tay which has been ranked as the second most active regeneration project in Scotland.

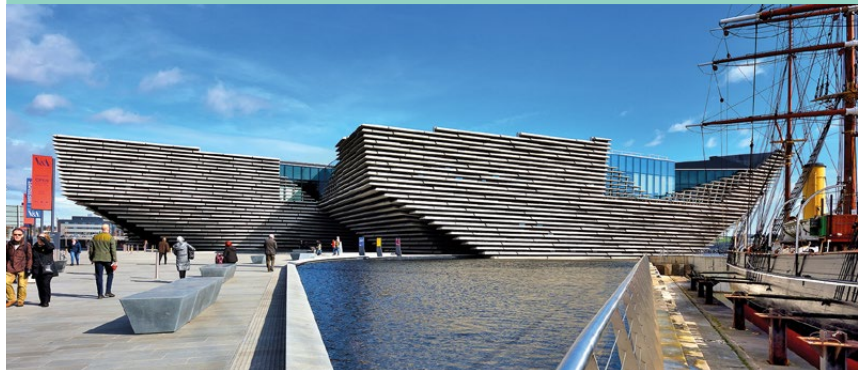
TRAVEL DISTANCES AND TIMES

PLACE	DISTANCE (BY CAR)	TIME
Aberdeen	65 miles	1 hr 15 mins
Edinburgh	62 miles	1 hr 32 mins
Perth	23 miles	35 mins
Kingsway East/West (A90)	1 mile	4 mins
Dundee Waterfront	3 miles	8 mins
Overgate Shopping Centre	1.7 miles	8 mins (walk)





Investment in recent years having passed the midway point of the £1 billion transformation of Dundee's city waterfront



Dundee is Scotland's first 'Sustainable Community'





THE EDEN PROJECT

The Eden Project, Dundee is to be developed adjacent to the subject site. THE Project will be a transformative project for the Scottish city, drawing on its rich history and playing an important role in the regeneration of the Dundee waterfront.

The Eden Project Dundee will draw on the history of the city's Nine Incorporated Trades and is themed around nine new "Guilds" – of Healers, Growers, Navigators, Myth-Makers, Noticers, Alchemists, Celebrators, Menders and "Re-Sourcerors". Each Guild will have its Guild Hall on the main Eden Project Dundee site with opportunities for "embassies" elsewhere in the city.

These Guild Halls will form the central experience spaces for Eden Project Dundee visitors and will include areas such as the Lookout, which celebrates connections between people

and the natural world, the Lush Bunker, a high-tech zone showcasing new ways to grow plants and featuring hyper-real journeys into the air, soil and water, and the Seam, a collection of emotional, story-driven experiences related to mining and its alternatives.

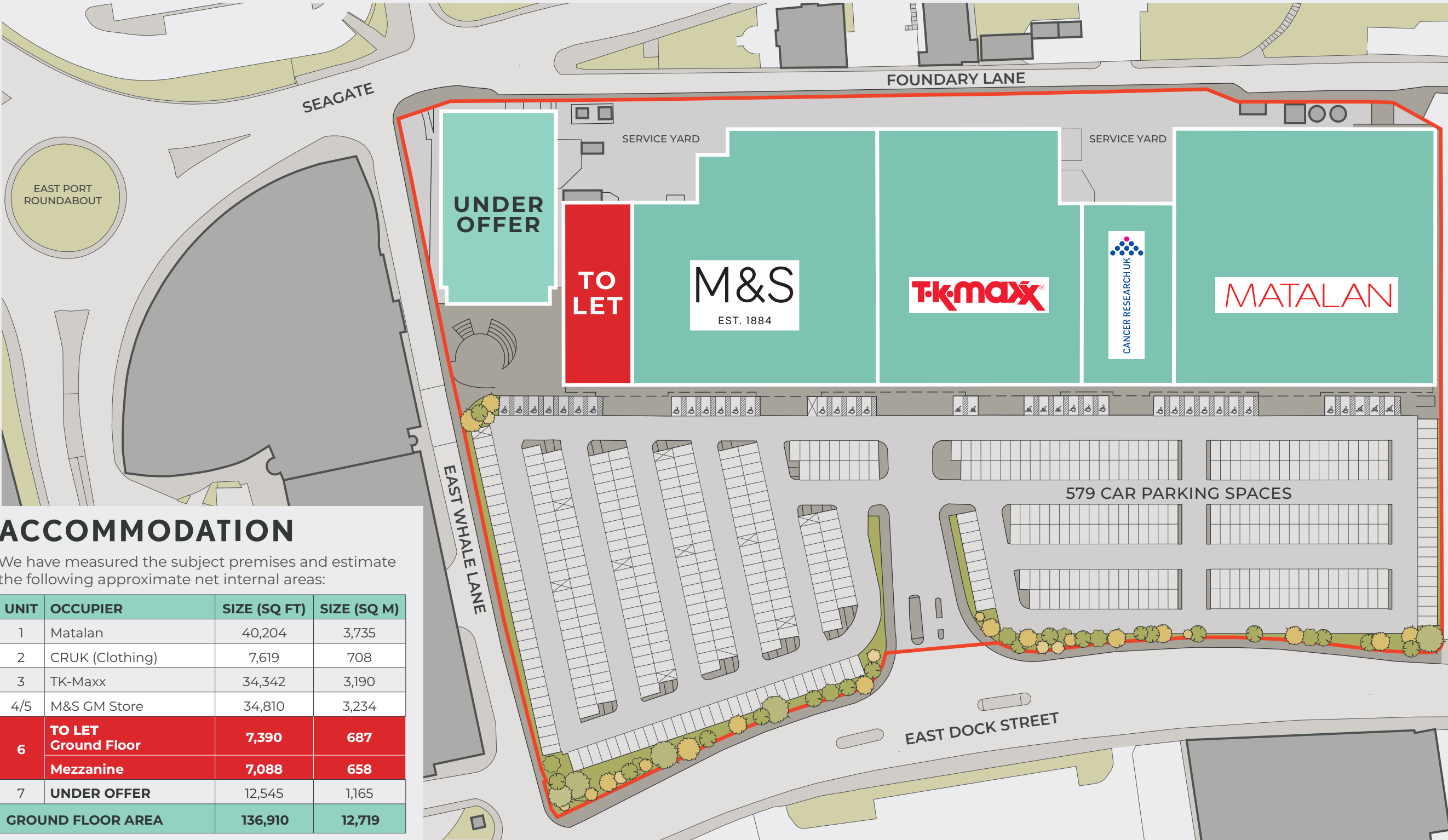
Following a six-month "pollination" process at the beginning of the Eden Project Dundee journey, the site of former Dundee Gasworks was identified as the preferred home of the project.

In May 2021, a memorandum of understanding between the Eden Project and the owners of the site - energy companies National Grid and SGN - was signed to begin the process of exploring the practicalities of converting the post-industrial site on the city's East Dock Street into Eden's home in

Scotland. The site is set back from the Dundee waterfront on the bank of the River Tay. It has good public transport links, the potential for a new pedestrian connection to the city centre and is less than a mile away from V&A Dundee and the train station.

The existing tall brick walls on the site suggested to the Eden team the potential to create walled gardens, making for a striking contrast to the industrial heritage of the Gasworks. Eden envisages this as a powerful symbol of regeneration, echoing the project's home in Cornwall which is located in a former clay quarry.

Eden predicts that the project will create 200 jobs (with an additional 300 indirectly created) and contribute £27m per year to the regional economy.



ACCOMMODATION

We have measured the subject premises and estimate the following approximate net internal areas:

UNIT	OCCUPIER	SIZE (SQ FT)	SIZE (SQ M)
1	Matalan	40,204	3,735
2	CRUK (Clothing)	7,619	708
3	TK-Maxx	34,342	3,190
4/5	M&S GM Store	34,810	3,234
6	TO LET Ground Floor	7,390	687
	Mezzanine	7,088	658
7	UNDER OFFER	12,545	1,165
GROUND FLOOR AREA		136,910	12,719





RENT

On application.

EPC

The vacant unit has an EPC Rating of E. Further information can be provided if required.

LEASE TERMS

Our clients are seeking a new FRI lease for a minimum term of 10 years.

PLANNING

Class 1 retail planning consent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.



CONTACT

Please contact the sole letting agent:

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