



101 Camperdown Road, Dundee, DD3 8RF

Public House / Function Suite

Tenure	To Let / For Sale
Available Size	3,767 sq ft / 349.97 sq m
Rent	£15,500.00 per annum ex VAT
Rates Payable	£10,557.60 per annum
Rateable Value	£21,200
EPC Rating	Upon enquiry

### Key Points

- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING CONSENT
- IMMEDIATE ENTRY
- FLEXIBLE TERMS
- DENSLEY POPULATION RESIDENTIAL AREA

## Description

The subjects comprise a single storey purpose built property, for use as a licensed club, upon a raised site with a small area of ground to the side and rear. The main walls are of brick and block construction, harled externally, and a timber deck flat felt roof.

Internally, the accommodation is divided into a function area and public bar. There are associated cellar and toilet facilities.

## Location

The subjects are located approximately 3.5 miles north of central Dundee towards the periphery of the city on the outskirts of the Ardler housing area, adjacent to a busy shopping development parade. The subjects are located to the rear of this retail parade and adjacent to a nursery and gym. This is a densely populated residential area.

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 65 miles to the north) and Edinburgh (circa 60 miles to the south) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons. Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

## Terms

Our client is offering the premises for lease on normal full repairing and insuring terms at an annual rent of £15,500.

Alternatively, our clients would consider offers to purchase the heritable proprietors interest.

## Accommodation

We calculate the gross internal floor area of the subjects extends to 350 sq m (3,767 sq ft) or thereby.

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Public House - £21,200

## VAT

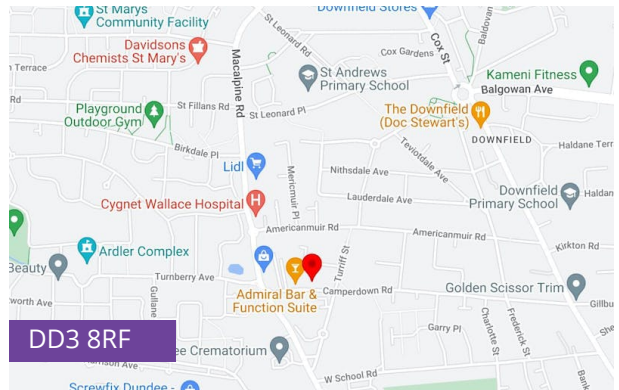
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## EPC

Details available on request.

## Viewing

Strictly by appointment with the sole letting/selling agents.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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