



79 High Street, Lochee, Dundee, DD2 3AT

RETAIL PREMISES TO LET

Tenure	To Let
Available Size	270 sq ft / 25.08 sq m
Rent	£4,500.00 per annum ex VAT
Rates Payable	£2,116.50 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£4,250
EPC Rating	Upon enquiry

Key Points

- READY TO TRADE
- ON-STREET CAR PARKING
- BUSY COMMERCIAL LOCATION
- SUITABLE FOR A VARIETY OF USE

Description

The subjects comprise an attractive ground floor retail unit within a mid-terraced tenement building situated on Lochee's busy High Street shopping precinct.

Internally the premises are arranged to provide flexible accommodation with staff and WC facilities and benefit from a large single glazed display window fronting High Street.

The subjects may suit a variety of commercial uses, subject to gaining the appropriate planning consents.

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 the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located on Lochee High Street, within the heart of the regeneration zone. Surrounding occupiers are a mixture of national and local retail traders.

Viewings

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.

Terms

The premises are available on tenant's full repairing and insuring terms at rental of £4,500 per annum.

VAT

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

Accommodation

We have measured the premises in accordance to the RICS Code of Measuring Practice to be as follows:-

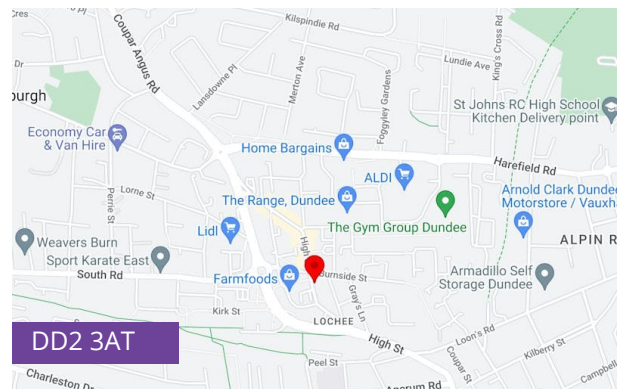
25.04 sq m (270 sq ft)

Business Rates

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

Shop - £4,250

Qualifying occupiers may benefit from 100% rates relief.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk



Kasia O'Rourke
01382 225517
kasia@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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. 2) Westport Property 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. 3) Westport Property 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 clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 13/04/2024