



141-143 High Street, Lochee, Dundee, DD2 3DB

PROMINENT HIGH STREET POSITION

Tenure	To Let / For Sale
Available Size	913 sq ft / 84.82 sq m
Rent	£8,000.00 per annum ex VAT
Rates Payable	£3,237 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,500
EPC Rating	Upon enquiry

Key Points

- PROMINENT TRADING POSITION
- EXCELLENT FRONTAGE
- 2 ADJOINING RETAIL UNITS
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- AMPLE ON STREET PARKING

Description

The subjects comprise two adjoining mid terraced retail units with other occupiers in the parade including a convenience store, optometrist, laundrette, public house, hot food takeaway, barbers and numerous other local operators.

The premises are arranged over ground floor and basement levels and is arranged to provide a open plan front shop with staff area to the rear and additional storage and WC facilities at basement level.

Location

The subjects are located on the north side of the busy Lochee High Street in a mixed use and densely populated location. Surrounding occupiers being a mix of local retail, leisure operators and residential properties.

The property is highly visible and has ample free on street parking facilities nearby.

Dundee is Scotland's fourth largest city with an estimated population in the region 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 and is located on the east coast of Scotland with 90% of the country's population within 90 minutes drive time.

Accommodation

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

Ground Floor - 47.32 sq m (509 sq ft)

Basement - 37.57 sq m (404 sq ft)

Total - 84.89 sq m (913 sq ft)

Terms

The premises are available on a full repairing and insuring basis at a rental of £8,000 per annum.

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

Further details are available from the marketing agents.

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

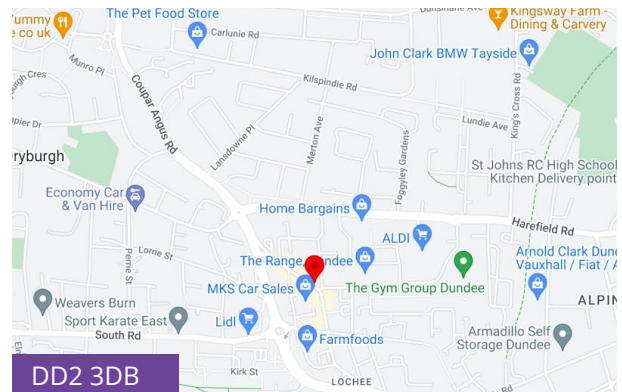
141-143 High Street - Shop - £6,500

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

Further details are available on request.

VAT



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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

Entry

Entry is available on conclusion of missives.

Viewing

Please contact the sole selling agent, Westport Property.