



67 Perth Road, Dundee, DD1 4HY
MODERN HOT FOOD TAKEAWAY

Tenure	To Let
Available Size	660 sq ft / 61.32 sq m
Rent	£12,000.00 per annum No VAT applicable.
Rates Payable	£3,286.80 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,600
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION
- BUSY COMMERCIAL LOCATION
- 5 MINS WALK FROM CITY CENTRE
- CLASS 3 HOT FOOD CONSENT IN PLACE
- CLOSE TO DUNDEE UNIVERSITY AND POPULAR WEST END AREA
- HIGH FOOTFALL
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- FIXTURES & FITTINGS ARE AVAILABLE VIA SEPARATE NEGOTIATION

Description

The subjects comprise a mid terraced ground floor retail premises within a four storey building of traditional stone construction under a pitched and slated roof.

They are currently fitted out and operational as a hot food takeaway which benefits from an excellent display frontage to Perth Road.

Internally, the accommodation provides a serving area to the front with kitchen / food preparation area and WC facilities to the rear. The premises have recently been modernised to an excellent standard.

The accommodation provides an ideal starter space for this type of business due to the excellent location and the minimal expense required to become operational.

Fixtures and fittings are available to purchase via separate negotiation.

Location

The premises are situated in a prominent location in the heart of the west end, close to Dundee University and Duncan of Jordanstone College. As such, it is densely populated with students as well as other professionals and residents.

Perth Road is the principal western arterial route into Dundee and accordingly it benefits from high level of footfall, traffic and passing trade. Numerous other local amenities are nearby including bars, restaurants, a supermarket and a number of unique boutique shops.

Unmetered car parking is located outwith the premises.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £12,000 per annum.

VAT

No VAT applicable.

Entry

On conclusion of missives or on a date to be mutually agreed.

Accommodation

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

56.3 sq m (606 sq ft)

Business Rates

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

Hot Food Takeaway - £6,600

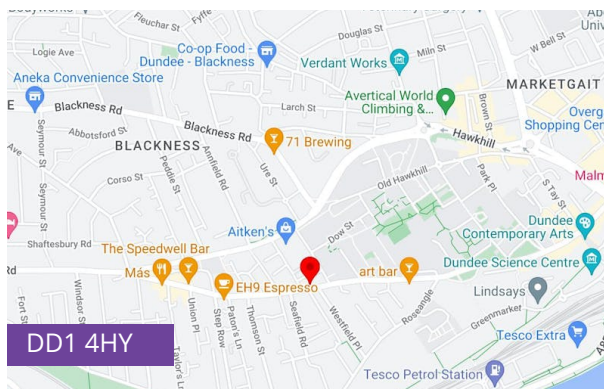
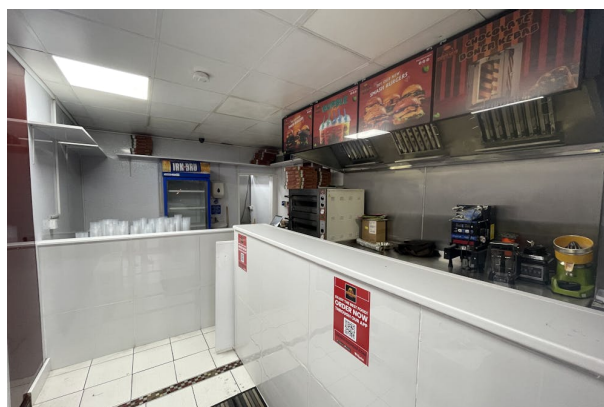
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Energy Performance Certificate

An EPC is available on request.

Viewing

Please contact the sole marketing agents on 01382 225 517.



Viewing & Further Information



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