



CITY CENTRE RESTAURANT

Units 3&4 City Quay, Camperdown Street, Dundee, DD1 3JA
CITY CENTRE RESTAURANT OPPORTUNITY WITHIN POPULAR CITY QUAY DEVELOPMENT
 MAY BE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

Tenure	To Let / For Sale
Available Size	4,120 sq ft / 382.76 sq m
Rates Payable	£18,077.40 per annum <small>Any new occupier will have the right to appeal this rating assessment.</small>
Rateable Value	£36,300
EPC Rating	Upon enquiry

Key Points

- POPULAR MIXED COMMERCIAL LOCATION
- LOCATED WITHIN THE WATERFRONT OF DUNDEE
- IMMEDIATE ENTRY
- SUB-DIVISION POSSIBLE
- HIGH OCCUPANCY LEVEL WITHIN CITY QUAY
- OVERLOOKS DUNDEE MARINA
- FLEXIBLE TERMS

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Description

The subjects comprise a ground floor mid-terraced restaurant accommodation contained within a single storey terrace of similar commercial units. The main walls are of brick construction with pitched slate roof over, forming part of a Grade 'B' listed former railway shed. The property has the benefit of an attractive glazed display frontage, with the southern elevation overlooking Victoria Dock Marina.

Internally, the accommodation is arranged to provide a front entrance / area reception leading into a bar servery and large open plan restaurant, with ancillary kitchen, storage, office and separate customer and staff WC facilities.

Location

The subjects are located within the City Quay area of Dundee immediately to the south of the city centre, in an area which provides high quality office and leisure accommodation, and waterfront residential developments.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and two Universities - both Dundee and Abertay - are in close proximity, and the majority of the cities professional office occupiers are also in the surrounding area.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rent to be negotiated.

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

VAT

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

Accommodation

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

383 sq m (4,120 sq ft)

Business Rates

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

Restaurant - £36,300

Any new occupier will have the right to appeal this rating assessment.

Legal Costs

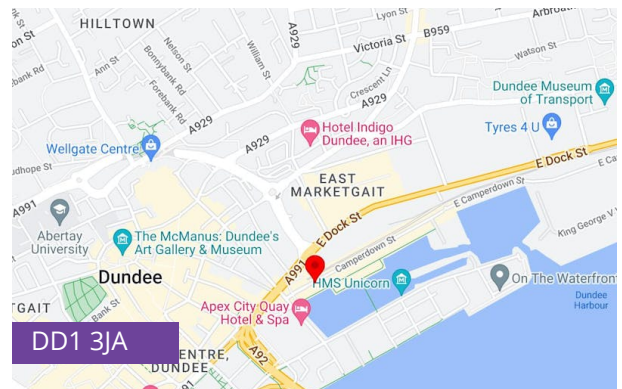
Each party will be responsible for their own legal costs with the ingoing tenant responsible for LBTT and registration dues thereon.

Energy Performance Certificate

Available on request.

Viewing

Please contact the marketing agents, Westport Property, on 01382 225 517.



Viewing & Further Information



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