

TO LET FULLY FITTED LICENSED PREMISES

658 sq m (7,086 sq ft)

4-5 SHORE TERRACE / DUNDEE / DD1 3AH

DISCOVER
DUNDEE
WATERFRONT



4-5
SHORE
TERRACE

Dundee is in the midst of a £1 billion redevelopment of its waterfront.

- Fully fitted licensed premises including modern commercial kitchen
- Flexible lease terms offered
- Rental offers over £40,000 per annum
- Forms part of the historic Caird Hall facing the Waterfront
- Licensing capacity for 280 customers
- Very large internal floor space

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AWARD WINNING

THE WATERFRONT

Dundee is Scotland's fourth largest city and is set in a stunning location at the mouth of the River Tay on the east coast of Scotland and is located approximately **22 miles east of Perth and 14 miles north of St Andrews**. The town has a resident population in excess of 149,300 and a catchment population in excess of 640,000 within a 60 minute drive time.

Dundee, Scotland's sunniest city, benefits from a central geographic location with 90% of the Scottish population within a 90 minute drive time. A state-of-the-art main Railway Station in the heart of the Central Waterfront provides direct links to the main East Coast Line. In 2019, the passenger footfall through Dundee Station was in excess of 1.8 million. Dundee also has excellent access to Scotland's motorway network, a regional airport and a growing reputation as cruise ship destination.

The V&A Museum of Design, Dundee is located within the heart of the 16 acre Central Waterfront which expands Dundee City Centre to the River Tay. This spectacular museum is housed in a world-class building on the river's edge and attracted in excess of 800,000 annual visitors.

The subject property forms part of the historic Caird Hall, facing Shore Terrace and the car park in an area popular for hotels, restaurants and licensed premises

THE LARGER £1 BILLION TRANSFORMATION OF DUNDEE WATERFRONT COVERS AN AREA OF SOME 593 ACRES STRETCHING 8KM ALONG THE NORTH BANK OF THE RIVER TAY.

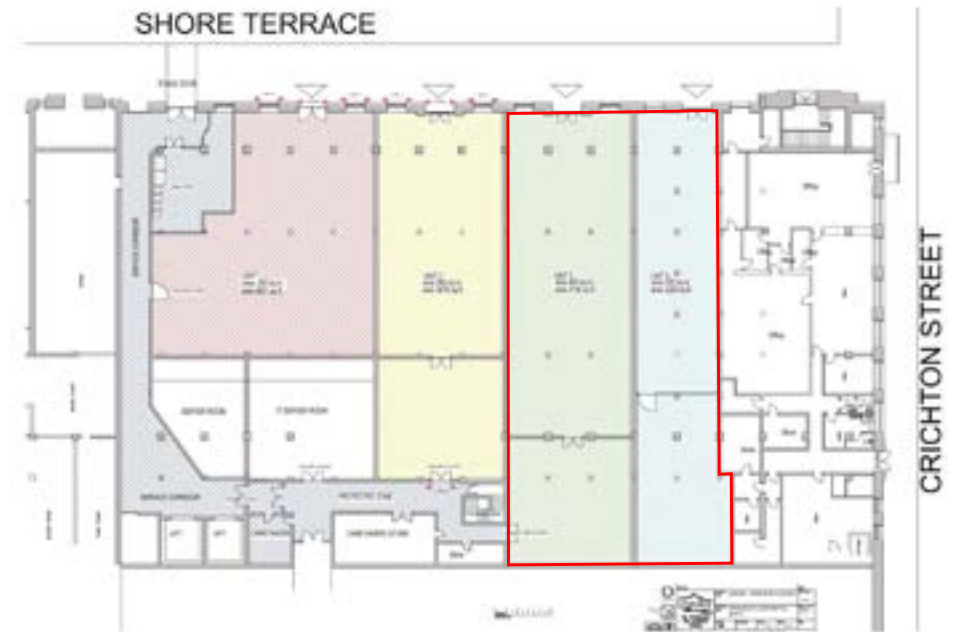


THE OPPORTUNITY

The subject property comprises fully fitted, ground floor licenced premises within the fabric of Caird Hall. Internally the floor space offers a flexible open plan layout with bar servery fitted with stainless steel bar fittings. There is an extremely well-appointed commercial kitchen to the rear with prep and storage facilities, together with customer toilets. All loose fixtures and fittings are currently stored in the premises

AREA - GROUND FLOOR

658 sq m (7,086 sq ft)



TENURE

A new internal repairing lease is available which will include the fixtures and fittings. The tenant will be responsible for maintenance and replacement of the fixtures and fittings as required.

RENT

Offers in excess of £40,000 per annum exclusive are invited.

EPC

The EPC gives the subject property a category C rating, with a score of 40 with an approximate energy use of 282 kWh per m² per year. A copy of the EPC is available upon request.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £46,500. The current UBR (2023/2024) for properties with an RV under £51,000 is £0.498.

PLANNING

The subjects have consent for use licensed premises.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

CONTACT

Viewing is strictly by arrangement with the sole letting agent.

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Ryden



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