

# CAFE/BAR OPPORTUNITY WITH EXTERNAL AREA

UNIT 2 DUNDEE STATION DD1 4BY

DISCOVER  
**DUNDEE**  
WATERFRONT



## AWARD WINNING NEW WATERFRONT

**£1.6 BILLION TRANSFORMATION**  
- 240 HECTARES OF PRIME LAND,  
STRETCHING 8KM ALONG THE  
RIVER TAY. THIS STRATEGIC,  
FOCUSSED AND FORWARD-  
LOOKING PROJECT (2001-2031)  
IS PROPELLING THE CITY TO  
INTERNATIONAL ACCLAIM.



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AWARD WINNING

# THE WATERFRONT

The Central Waterfront is the focal point of the project which has involved the demolition of bridge ramps, roads and buildings, which previously separated the city centre from the waterfront. In their place, a new grid iron street pattern, green civic space and attractive boulevards reconnects the city with the waterfront to produce a stunning space that features the award-winning V&A Dundee, a world class building.

The V&A Dundee is the only design museum outside of London and is attracting visitor numbers in excess of 1.25 million annually. The rail station has been rebuilt and provides a modern arrival point with a 120 bed hotel above.

New hotels, commercial, leisure and residential outlets are required to support the expanding city and new development plots have been created. Almost all of the Central Waterfront land is owned by Dundee City Council.

Dundee railway station reopened in summer 2018 in after a £28m revamp.



# THE OPPORTUNITY

The state-of-the-art station comprises a 120-bed Sleeperz Hotel on the upper floors, Network Rail offices and Tesco with an opportunity for a café/bar with external seating area.

The subjects are arranged to provide a sales area at ground and first floors with an external terrace/balcony at first floor and storage at second floor. The premises are offered in developer's shell and a specification is available upon request.

## PLANNING

The subjects benefit from consent suitable for café/bar use. Alternative uses will be considered, subject to planning.

## EPC

Available upon request.

## AREA

Ground Floor	2,713 sq ft 252 sq m
First Floor	2,002 sq ft 186 sq m
Second Floor	1,689 sq ft 157 sq m
TOTAL	6,404 sq ft 595 sq m



## TERMS

A new Full Repairing and Insuring lease for a term to be agreed. Rental offers are invited.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction. The ingoing tenant will be responsible for any Land and Buildings Transactional Tax, recording dues and VAT as applicable.

## VALUE ADDED TAX

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

## CONTACT

Viewing is strictly by arrangement with the sole letting agent.

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# Ryden



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