

CIAO SORRENTO

Pizzeria Ristorante



CLASS 3 RESTAURANT PREMISES

- > WELL LOCATED CITY CENTRE UNIT
- > FRONTING MAIN PEDESTRIAN THOROUGHFARE BETWEEN OVERGATE CENTRE AND V&A / RAILWAY STATION
- > GROUND FLOOR – 66.68 SQ M (718 SQ FT)
- > BASEMENT – 65.63 SQ M (796 SQ FT)
- > RENTAL OFFERS OVER £18,000 PER ANNUM
- > OFFERS OVER £200,000 ARE INVITED

TO LET / MAY SELL

19 UNION STREET, DUNDEE, DD1 4BN

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19 Union Street, Dundee, DD1 4BN

LOCATION

Dundee, Scotland's fourth largest city with a resident population of circa 150,000 persons (National Records of Scotland) is located on the East Coast of Scotland, approximately halfway between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south).

The city benefits from excellent transport links with daily flights to London and Belfast and rail services into London (Kings Cross).

The regeneration of the waterfront has been well documented and the construction of the V&A Museum, has established Dundee as a major business and tourism centre.

Union Street is a busy secondary retail location situated just south of the Overgate Shopping Centre and forms the principle, pedestrian link between the City Centre and the central waterfront redevelopment area where the V&A Museum and the city's railway station are located.

Surrounding properties comprise a mix of national, regional, local retailers and service providers including Ladbrokes, Stephen Henderson Jewellers, Walker the Jeweller, Bank Bar, Assai Records and Thirteen Records.



DESCRIPTION

The subjects comprise a ground floor and basement restaurant unit forming part of a typical City Centre tenement, formerly operating as Ciao Sorrento.

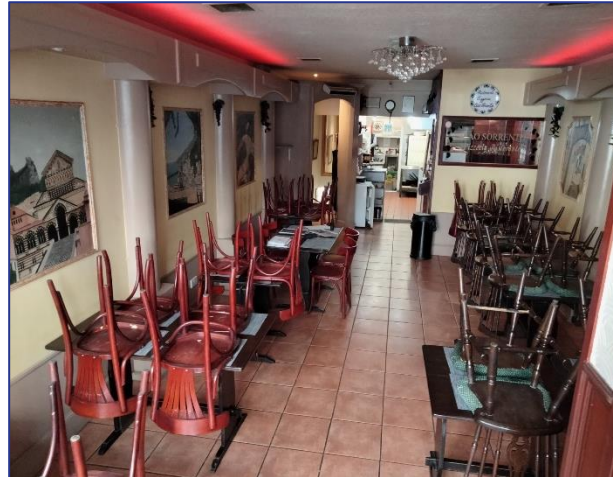
The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate. The floors are of timber and solid construction.

Internally the unit provides an open plan seating area, with a fully fitted kitchen to the rear. Stairs at the back of the unit, lead to the basement, which comprises male and female toilet facilities, office and storage area.

The previous tenants fit out remains insitu.

ACCOMMODATION	m ²	ft ²
Ground	66.68	718
Basement	65.63	706
TOTAL	132.31	1,424

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS property measurement guidance (2nd edition).



RATEABLE VALUE

The subjects are currently in the Valuation Roll for rating purposes as follows:

Rateable Value - £17,500

The unified business rate for 2023/2024 is 49.8p.

LEASE TERMS

The property is available to lease on traditional full repairing and insuring terms.

Rental offers in excess of £18,000 per annum will be considered.

Alternatively, our client would consider offers over £200,000 for their heritable interest.

EPC

'G'

VAT

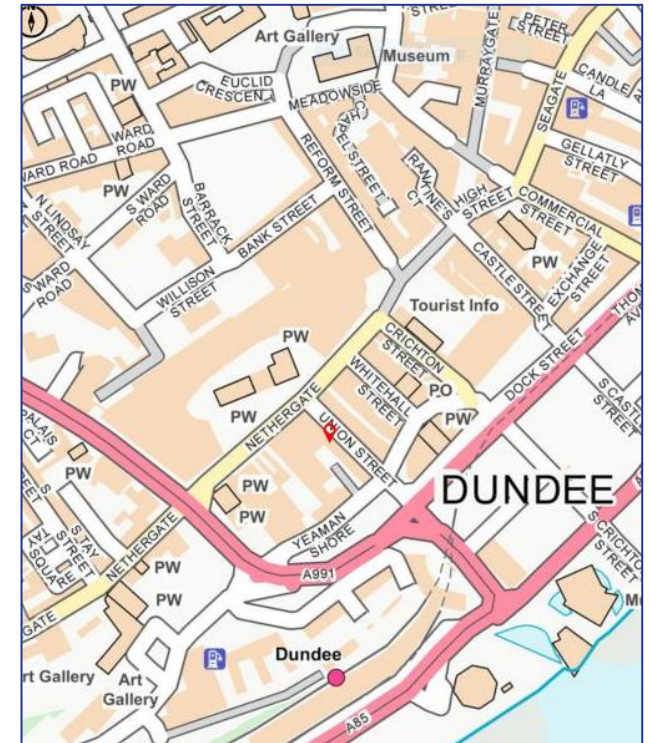
Prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

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