



141-143 High Street, Lochee, Dundee, DD2 3DB

PROMINENT HIGH STREET POSITION

Tenure	To Let / For Sale
Available Size	913 sq ft / 84.82 sq m
Rent	£8,000.00 per annum ex VAT
Rates Payable	£3,237 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,500
EPC Rating	Upon enquiry

Key Points

- PROMINENT TRADING POSITION
- 2 ADJOINING RETAIL UNITS
- AMPLE ON STREET PARKING
- EXCELLENT FRONTAGE
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

Description

The subjects comprise two adjoining mid terraced retail units with other occupiers in the parade including a convenience store, optometrist, laundrette, public house, hot food takeaway, barbers and numerous other local operators.

The premises are arranged over ground floor and basement levels and is arranged to provide a open plan front shop with staff area to the rear and additional storage and WC facilities at basement level.

Location

The subjects are located on the north side of the busy Lochee High Street in a mixed use and densely populated location. Surrounding occupiers being a mix of local retail, leisure operators and residential properties.

The property is highly visible and has ample free on street parking facilities nearby.

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside and is located on the east coast of Scotland with 90% of the country's population within 90 minutes drive time.

Accommodation

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

- Ground Floor - 47.32 sq m (509 sq ft)
- Basement - 37.57 sq m (404 sq ft)

Total - 84.89 sq m (913 sq ft)

Terms

The premises are available on a full repairing and insuring basis at a rental of £8,000 per annum.

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

Further details are available from the marketing agents.

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

141-143 High Street - Shop - £6,500

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate

Further details are available on request.

VAT

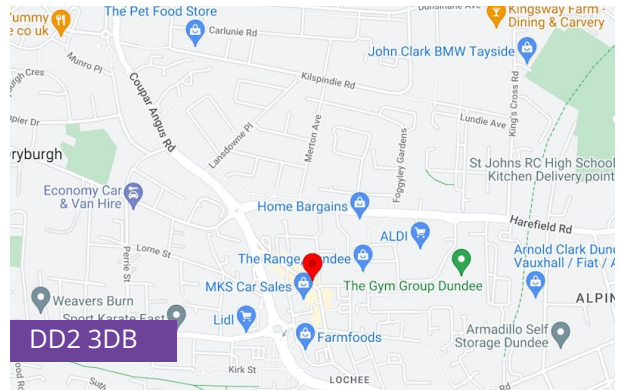
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Entry

Entry is available on conclusion of missives.

Viewing

Please contact the sole selling agent, Westport Property.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk



Michael Clement
01382 225517 | 07788 661 358
michael@westportproperty.co.uk



These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 10/04/2024