



4 Maule Street, Monifieth, DD5 4JN

MODERN SHOWROOM ACCOMMODATION

Tenure	To Let
Available Size	1,329 sq ft / 123.47 sq m
Rent	£17,500 per annum ex VAT
Rates Payable	£3,486 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£7,000
EPC Rating	Upon Enquiry

Key Points

- SUITABLE FOR A VARIETY OF USES
- EXCELLENT WINDOW FRONTAGE
- PROMINENT ROADSIDE POSITION
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS

# 4 Maule Street, Monifieth, DD5 4JN

## Description

The subjects form part of a modern two storey building of concrete block wall construction rendered externally and under a pitched and slated roof.

The available accommodation comprises a ground floor retail/showroom space providing a large front sales area with additional office, kitchen and WC facilities.

Internally, the accommodation comprises a spacious and bright area accessed directly from Maule Street. The subjects are fitted out to a modern standard and benefit from four large full height double-glazed windows and glazed pedestrian door to the front, fully tiled floor with under-floor zoned heating, and plasterboard ceilings with inset LED spotlighting.

A large double-glazed folding and sliding door provide vehicular access from the rear where there is a car parking for 4 vehicles.

The layout of the shop lends itself to various retail and showroom uses.

## Location

The subjects are located in the heart of Monifieth, a popular mixed-use commercial destination which accommodates a wide variety of retail and food outlets including Farmfoods and Tesco as well as a butcher, hairdressers and optician.

Monifieth is a vibrant retail centre which serves a densely populated residential surrounding area. Monifieth is easily accessed from the A92 Dundee to Arbroath Road.

## Accommodation

We have measured the net internal area of the accommodation in accordance with the RICS Code of Measuring Practice to be as follows:

129 sq m (1,392 sq ft)

## Terms

The subjects are available to lease on tenants full repairing and insuring terms at a rental of £17,500 per annum.

## VAT

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

## Business Rates

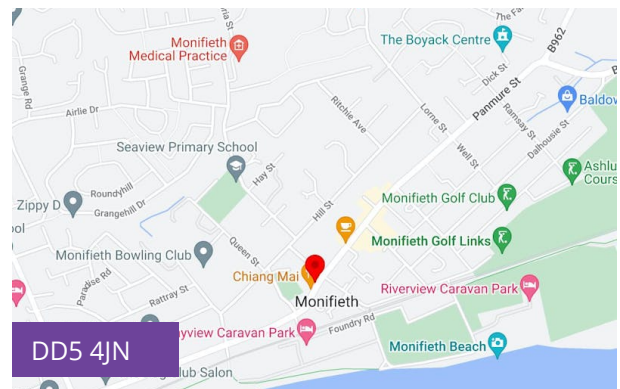
The premises are currently entered in the Valuation Roll with the following Rateable Value:-

Showroom - £7,000

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

## Viewing

Please contact the letting agent, Westport Property Ltd.



## Viewing & Further Information



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



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

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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