



40 Commercial Street, Dundee, DD1 3EJ

CITY CENTRE RETAIL SPACE

Tenure	To Let
Available Size	506 sq ft / 47.01 sq m
Rent	£10,000 per annum No VAT
Rateable Value	£8,400 Qualifying occupiers may benefit from 100% rates relief.
EPC Rating	Upon Enquiry

Key Points

- Traditional frontage
- Ideal for retail salon use
- No VAT
- Ready to trade
- £10,000 per annum
- Available for immediate occupation

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Description

The subjects comprise a ground and basement floor retail premises forming part of an attractive historic building.

The property is arranged internally to provide an open plan ground floor retail space benefitting from large display windows to Commercial Street.

A central staircase provides access to a basement which provides ample storage accommodation as well as a single WC.

Location

The property is located on the west side of Commercial Street, close to its junctions with High Street and Seagate, within Dundee City Centre.

Commercial Street is a busy thoroughfare and bus route running directly in front of the property. It is located close to heart of the Dundee Waterfront, part of a £1 Billion upgrade to transform the City of Dundee into a world leading waterfront destination for visitors and businesses. The V&A Museum, Malmaison Hotel, Overgate Shopping Centre and Dundee Rail Station are located nearby the subject premises.

Dundee is Scotland's fourth largest city with a population of approximately 145,000 and an estimated catchment population in excess of 350,000. The city is the administrative and commercial centre for the Tayside area and is well served by an excellent communications network. The city is within 90 minutes travel time of approximately 90% of the population of Scotland, and lies approximately 65 miles north of Edinburgh, 22 miles east of Perth and 65 miles south of Aberdeen.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rental of £10,000 per annum.

Accommodation

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

Ground Floor Shop - 47.01 sq m (506 sq ft)

VAT

No VAT applicable.

Business Rates

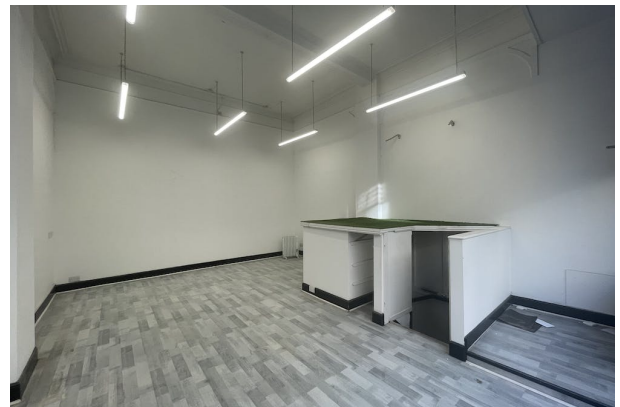
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Shop - NAV/RV - £8,400

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

Viewing

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.



Viewing & Further Information



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PROPERTY
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