



75 Perth Road, Dundee, DD1 4HY  
LICENSED CAFE FULLY FITTED AND READY TO TRADE

Tenure	To Let
Available Size	347 sq ft / 32.24 sq m
Rent	£9,000.00 per annum No VAT applicable.
Rates Payable	£2,988 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,000
EPC Rating	Upon enquiry

### Key Points

- LICENSED CAFE
- POPULAR LOCATION
- HIGH FOOTFALL
- IDEAL STARTER CAFE BUSINESS
- MODERN FIT-OUT
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- FULLY FITTED

## Description

The subjects comprise an attractive ground floor retail premises within a four storey building of traditional stone construction under a pitched and slated roof.

They are currently fitted out and operational as a cafe which has been modernised with a new shop front and glazed entrance door with protective shutter over. Internally, the premises provide an attractive bar/servery area, customer seating, kitchenette and disabled accessible WC with a prominent glazed frontage to Perth Road.

The accommodation provides an ideal starter space for this type of business due to the excellent location and the minimal expense required to become operational.

## Location

Perth Road is a popular and well established retail location known for its vibrant and eclectic mix of shops, restaurants, cafes, and bars.

The street runs from the city centre to the west end and is lined with a variety of independent retailers ranging from clothing and accessories boutiques to gift shops, bookstores, and specialty food stores, making it a popular destination for shoppers.

The street is particularly popular with students from the nearby University of Dundee, giving it a lively and youthful vibe.

## Terms

The premises are available by way of a new full repairing and insuring lease at a rental of £9,000 per annum.

## VAT

No VAT applicable.

## Accommodation

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

Ground floor - 32.24 sq.m. (347 sq.ft.)

## Business Rates

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

Shop - £6,000

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

## Viewings

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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