



**84 Nethergate, Dundee, DD1 4EL**  
**CITY CENTRE HOT FOOD TAKEAWAY / RETAIL UNIT**

Tenure	To Let
Available Size	638 sq ft / 59.27 sq m
Rent	£16,000.00 per annum ex VAT
Rates Payable	£10,507.80 per annum <small>Qualifying occupiers may benefit from 25% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£12,100
EPC Rating	Upon enquiry

**Key Points**

- PRIME LOCATION
- DOUBLE FRONTAGE
- FIXTURES & FITTINGS ARE AVAILABLE VIA SEPARATE NEGOTIATION
- CLASS 3 CONSENT
- IMMEDIATE ENTRY

# 84 Nethergate, Dundee, DD1 4EL

## Description

The subjects comprise a mid terraced retail premises contained within a Category B Listed four storey building of traditional stone construction under a pitched and slated roof.

The premises are arranged over ground and basement floors and are currently fitted out and operational as a hot food takeaway which benefits from an excellent display frontage to Nethergate.

Internally, the ground floor accommodation provides a serving area to the front with kitchen / food preparation area to the rear. Additional storage, staff and WC facilities are provided in the basement.

## Location

The subjects are located immediately to the south of Overgate Shopping Centre fronting Nethergate in the heart of the City Centre and, as such, are well located for all City Centre amenities including public transport and car parking.

The premises are strategically located between the main retail area, the Central Waterfront, the existing office area and Dundee University Campus. It lies within a 5 minute walk from Dundee Train Station and in very close proximity to numerous visitor attractions including Dundee Contemporary Arts (DCA), Rep Theatre, Science Centre, Overgate Shopping Centre, and the V&A Museum.

## Accommodation

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

Ground Floor - 31.53 sq m (339 sq ft)  
Basement Floor - 27.51 sq m (299 sq ft)  
TOTAL - 59.04 sq m (638 sq ft)

## Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £16,000 per annum.

Fixtures and fittings are available to purchase via separate negotiation.

## 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 a Rateable Value as follows:-

Hot Food Takeaway - £12,100

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

## Entry

On conclusion of missives or on a date to be mutually agreed.

## Energy Performance Certificate

An EPC is available on request.

## Viewing

Please contact the sole marketing agents on 01382 225 517.



## Viewing & Further Information



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