



123 High Street, Lochee, Dundee, DD2 3BX

RETAIL

Tenure	To Let / For Sale
Available Size	328 sq ft / 30.47 sq m
Rent	£4,500.00 per annum ex VAT
Price	Price on application
Rates Payable	£2,265.90 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,550
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION ON BUSY THOROUGHFARE
- IMMEDIATE ENTRY
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- OPEN PLAN RETAIL UNIT
- FLEXIBLE TERMS

Description

The subjects comprise a single fronted commercial property located within the heart of Lochee.

The internal accommodation benefits from a modern open play layout to the front with a staff kitchen and WC to the rear. The frontage incorporates security shutters to the window.

Location

Dundee is Scotland's fourth largest city with an estimated population 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 the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located on the East side of Lochee High Street, within the heart of the regeneration zone. Surrounding occupiers are a mixture of national and local retail traders.

Viewings

Strictly by appointment by the sole agents, Westport Property.

Terms

The property is available on full repairing and insuring terms at a rental of £4,500 per annum. Alternatively, our clients may consider a sale of the premises.

VAT

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

Accommodation

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

3.47 sq m (328 sq ft)

Rateable Value

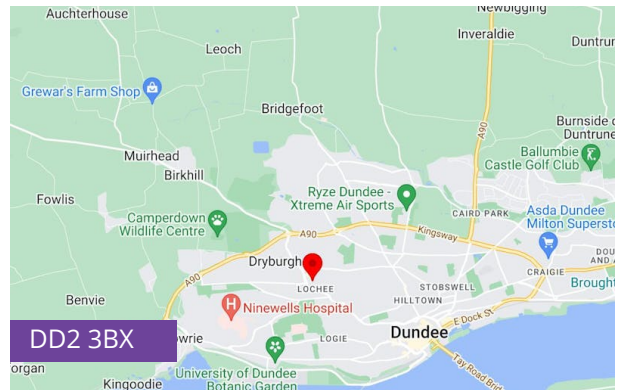
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Shop - £4,550

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

Entry

Immediate entry is available.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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