

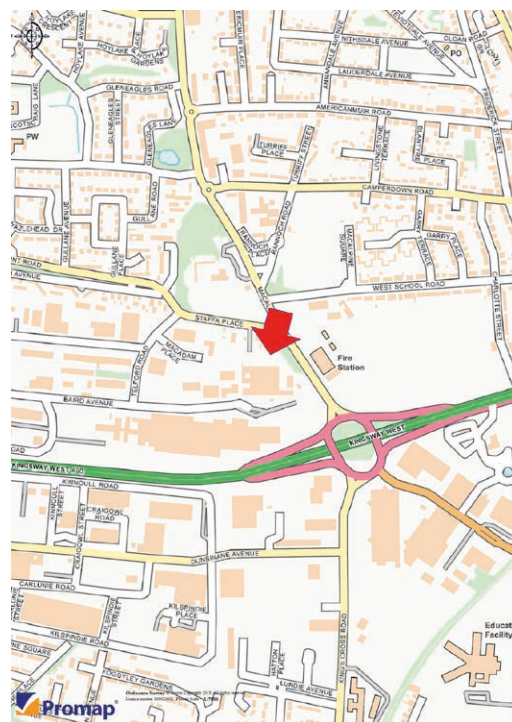
# TO LET

## KITCHEN/COMMERCIAL SPACE



### UNIT 8 TOWNGATE BUSINESS CENTRE, 4-6 STAFFA PLACE, DRYBURGH INDUSTRIAL ESTATE, DUNDEE, DD2 3SX

- KITCHEN SPACE.
- SUITABLE FOR A VARIETY OF USES.
- MAY QUALIFY FOR 100% RATES RELIEF.
- EXCELLENT ROAD LINKS CLOSE BY.



## 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 Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

More precisely, the subjects are located within the Dryburgh Industrial Estate directly off Staffa Place. Dryburgh Industrial Estate is a popular Industrial/Business location lying to the north of Dundee city centre.

The subjects sit within close proximity to Kingsway, Dundee's outer ring-road which provides excellent links to Scotland's main motorway network via the A90/M90.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a commercial kitchen contained within a larger multi let office complex. The subjects benefit from on site car parking.

Access to the property is via a private pedestrian entrance door. At present the subjects comprise a commercial kitchen with store and WC facilities.

The subjects are easily adaptable, suitable for a variety of uses all subject to the appropriate consents.

## AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Net Internal Area to be as follows:-

139.36 SQ. M. / 1,500 SQ. FT.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £4,850.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

The subjects should qualify for 100% Rates Relief. Tenant's should satisfy themselves in this regard.

## LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Further information available from the Joint Letting Agents.

## EPC

Available from the Joint Letting Agents.

## VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## VIEWING

Viewing is through the Joint Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



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On the instructions of



## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2018