



CITY CENTRE RETAIL UNIT

40A Reform Street, Dundee, DD1 1RT

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Tenure	To Let
Available Size	515 sq ft / 47.85 sq m
Rent	£15,000 per annum ex VAT
Rates Payable	£6,762 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£13,800
EPC Rating	Upon Enquiry

Key Points

- PROMINENT CITY CENTRE POSITION
- AVAILABLE FROM DECEMBER 2021
- FLEXIBLE TERMS
- CLOSE TO DUNDEE WATERFRONT
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING

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Description

The subjects comprise a ground floor retail unit contained within a traditional mid-terraced three storey attic and basement Grade B Listed tenement building of stone construction under a pitched slate roof. The building dates from the early 19th century.

The property benefits from an attractive frontage to Reform Street with large single glazed display window, incorporating a single door pedestrian entrance, with fascia signage over.

Internally, the accommodation provides an open plan sales area to the front, with small kitchen, WC and store area to the rear.

Location

The subjects are located on the west side of Reform Street, in close proximity to its junction with Bank Street. Reform Street is a busy retail thoroughfare within the heart of Dundee city centre.

The subjects are in close proximity to the Overgate and Wellgate Shopping Centres, the Caird Hall, Dundee High School, and both Dundee and Abertay Universities. This is a popular location for both national and local retailers and licensed trades, and is within the central business district of the city. The subjects are also within walking distance of the Dundee Waterfront Project.

Terms

The premises are available for lease for a negotiable period at rental offers over £15,000 per annum exclusive of VAT.

Accommodation

The approximate internal floor area has been calculated in accordance with the RICS Code of Measuring Practice:-

47.92 sq m (515 sq ft)

Legal Costs

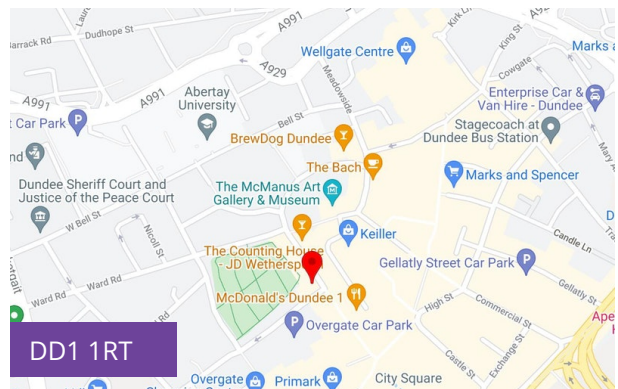
Each party is responsible for their own legal costs in connection with the above transaction.

VAT

All figures are quoted exclusive of VAT however our clients reserve the right to charge if applicable.

Viewing

Viewing is strictly by appointment with the sole letting agents, Westport Property.



Viewing & Further Information



Fergus McDonald
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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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