



19 Benvie Road, Dundee, DD2 2LG

ADAPTABLE COMMERCIAL PREMISES

Tenure	To Let
Available Size	167 sq ft / 15.51 sq m
Rent	£3,000 per annum ex VAT
Rates Payable	£338.10 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£690
EPC Rating	Upon Enquiry

Key Points

- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- IMMEDIATE ENTRY
- CLOSE TO CITY CENTRE
- MAY BE SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING
- AFFORDABLE RENT
- FLEXIBLE TERMS
- DENSELY POPULATED RESIDENTIAL LOCATION

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Description

The subjects comprise a ground floor commercial space most recently used as a retail premises. They benefit from a window display frontage and recessed pedestrian entrance to Benvie Road. Internally the subjects provide an open plan front shop with WC to the rear. The premises is suitable for a variety of business uses, subject to planning.

Location

The premises are situated in a busy location in the densely populated Balgay area of Dundee, close to its junction with Cleghorn Street. Lochee Road, one of the main arterial routes into the city centre, is in close proximity with approximately 30,000 vehicles passing daily.

Viewings

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £3,000 per annum.

VAT

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

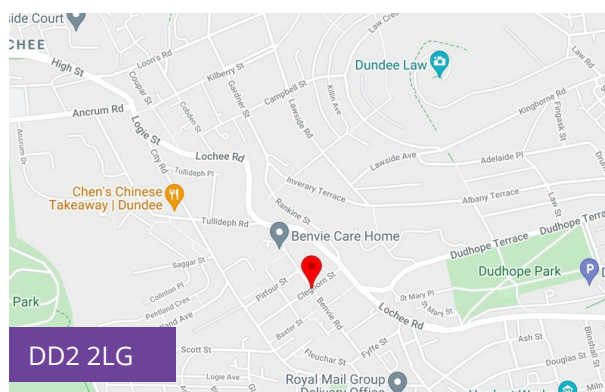
Entry

The premises are available for immediate occupation.

Accommodation

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

15.51 sq m (167 sq ft)



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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