



28 Bellfield Street, Dundee, DD1 5JA

INDUSTRIAL / WORKSHOP SPACE

Tenure	To Let
Available Size	2,543 sq ft / 236.25 sq m
Rent	£12,000 per annum ex VAT
Rates Payable	£3,381 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£6,900
EPC Rating	Upon Enquiry

Key Points

- PROMINENT POSITION
- ESTABLISHED TRADING LOCATION
- IMMEDIATE ENTRY AVAILABLE
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- CLOSE TO CITY CENTRE

Description

The premises comprise a mid terraced industrial unit of steel frame construction with brick walls under a pitched corrugated roof.

Internally the unit provides an open plan workshop with office / trade counter, WC facilities and mezzanine storage.

The subjects benefit from an electrically operated vehicular access door, 3 phase power, lighting by way of florescent strip and sodium light fitments which supplement natural light provided by approximately 10% glazed roof panels, and the minimum eaves height is 4.1 metres.

Location

The subjects are located on the west side of Bellfield Street, close to its junction with Hawkhill, allowing good access to the inner city ring road. The subjects are located within a mixed commercial and residential area and is within close proximity to Dundee University.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the Gross Internal Area to be as follows:

3236 sq m (2,543 sq ft)

Legal Costs

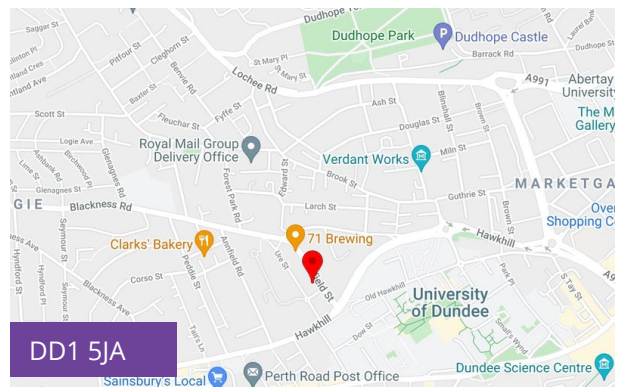
The tenant will be responsible for both parties legal costs incurred in connection with the above transaction, with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Viewing

Strictly by appointment by the sole agents.

VAT

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



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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