



125B Nethergate, Dundee, DD1 4DW

Prime Retail Unit in Busy Nethergate Pitch

Tenure	To Let
Available Size	608 sq ft / 56.49 sq m
Rent	£14,500 per annum
Rates Payable	£9.42 per annum <small>Qualifying occupiers may benefit from 100% rates relief.</small>
Rateable Value	£11,500
EPC Rating	Upon enquiry

### Key Points

- PRIME LOCATION
- ATTRACTIVE TRADITIONAL FRONTAGE
- CLOSE TO DUNDEE WATERFRONT LOCATION
- HIGH FOOTFALL
- OPEN PLAN RETAIL SPACE
- AFFORDABLE RENT



## Description

The subjects comprise the ground and basement floors of a mid-terraced tenement block. Internally, the accommodation provides a bright, open-plan rectangular retail space divided into a large front shop and a small kitchen preparation area to the rear.

A staircase provides access to a large basement store beneath, accommodating a single WC.

The premises benefit from an extensive traditional glazed frontage to Perth Road.

All catering related fixtures and fittings will be removed by the current tenant at the end of their tenancy. The property will therefore be available in a shell condition.

## Location

Located in a popular Cultural Quarter location, in close proximity to Dundee University, the DCA and the Overgate Shopping Centre, the subject premises forms part of busy parade of retail units on the north side of Nethergate.

Surrounding occupiers comprise a mix of local and national retail and café operators, creating a bustling shopping environment.

## Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £14,500 per annum. VAT is not chargeable on the rent.

## Accommodation

The accommodation has been measured in accordance with the RICS code of measuring practice to be as follows:-

Ground Floor - 336 sq ft

Basement Floor - 272 sq ft

## Business Rates

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

Shop - NAV / RV - £11,500

Any new occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.

## Entry

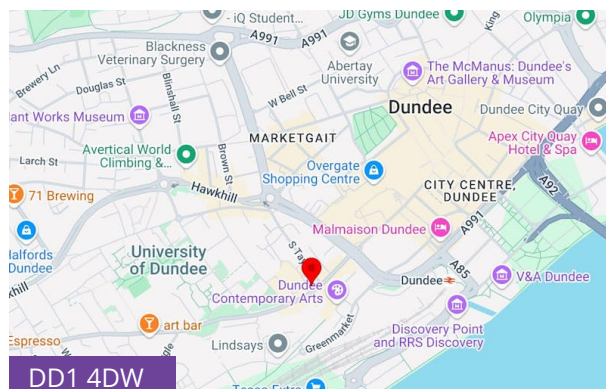
The premises are available from June 2025.

## Viewing

Strictly by appointment by the sole agents.

## Energy Performance Certificate

Available on request.



## Viewing & Further Information



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