



6 Queen's Hotel Buildings, Nethergate, Dundee, DD1 4DT  
**PROMINENT RETAIL UNIT**

Tenure	To Let
Available Size	1,125 sq ft / 104.52 sq m
Rent	£12,000 per annum No VAT applicable
Rates Payable	£4,880.40 per annum <small>Qualifying occupiers may benefit from 100% rates relief.</small>
Rateable Value	£9,800
EPC Rating	Upon enquiry

### Key Points

- PROMINENT LOCATION
- ATTRACTIVE TRADITIONAL FRONTAGE
- WITHIN CULTURAL QUARTER
- IMMEDIATE ENTRY
- HIGH FOOTFALL
- CLOSE TO DUNDEE WATERFRONT LOCATION
- POSSIBLE 100% RATES RELIEF

# 6 Queen's Hotel Buildings, Nethergate, Dundee, DD1 4DT

## Description

The subjects comprise a ground floor retail unit forming part of The Queen's Hotel. The Queen's Hotel is a Category 'B' Listed detached 4 storey plus attic and basement stone traditional building. The roof over is pitched with slate roof over. The premises benefit from an extensive traditional glazed frontage to Perth Road.

At ground floor level, the accommodation provides a bright, open-plan rectangular retail space divided into a large front shop area with WC facilities to the rear. The accommodation also benefits from a mezzanine floor level with additional office and WC facilities, and a staircase provides access to a large basement storage area.

## Location

The subjects are located on the south side of Nethergate, close to its junction with South Tay Street, within the popular Cultural Quarter area of Dundee. Neighbouring occupiers include The Queen's Hotel, Dundee Contemporary Arts and Dundee Rep Theatre, as well as numerous cafes, bars and restaurants. The University of Dundee and Overgate Shopping Centre are also in close proximity.

Parking is short stay metered with on-street parking available within the immediate vicinity.

## Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £12,000 per annum.

## Accommodation

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

Ground Floor - 43.12 sq m (464 sq ft)  
Mezzanine - 25.59 sq m (275 sq ft)  
Basement - 35.77 sq m (385 sq ft)  
TOTAL - 104 sq m (1,125 sq ft)

## Business Rates

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

Shop - NAV / RV - £9,800

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

## Entry

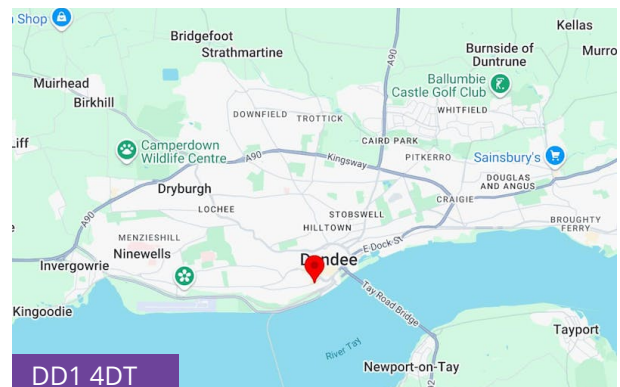
The premises are available for immediate occupation.

## Viewing

Strictly by appointment by the sole agents.

## Energy Performance Certificate

Available on request.



## Viewing & Further Information



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

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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