



40 West Port, Dundee, DD1 5ER

RETAIL PREMISES IN VERY POPULAR LOCATION CLOSE TO DUNDEE UNIVERSITY IN THE CULTURAL QUARTER OF DUNDEE

Tenure	To Let
Available Size	431 sq ft / 40.04 sq m
Rent	£12,000 per annum
Service Charge	N/A
Rateable Value	£8,300 Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
EPC Rating	Upon enquiry

Key Points

- LARGE SHOP FRONT WINDOW
- MEZZANINE LEVEL
- HIGH FOOTFALL
- CLOSE TO DUNDEE UNIVERSITY
- ESTABLISHED RETAIL LOCATION

Description

The internal accommodation comprises a spacious and bright ground floor retail front shop accessed directly from West Port. The ground floor comprises a shop area with kitchenette and WC located at the rear. A stair case at the rear of the premises leads to a mezzanine floor used for preparation and storage. The layout of the shop lends itself to various retail uses.

Location

The subjects are located on the south side of West Port within a busy and popular parade of similar sized retail premises, in close proximity to Dundee University. The surrounding area is densely populated with a mixed residential/commercial location and accordingly the premises benefit from high footfall of pedestrians.

Viewings

Strictly by appointment by the sole agents.

Terms

The subjects are available to lease on full repairing terms at a rental of £12,000 per annum.

Accommodation

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

Ground - 295.91 sq ft

Mezzanine - 135.95 sq ft

Business Rates

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

Shop - NAV/RV - £8,300

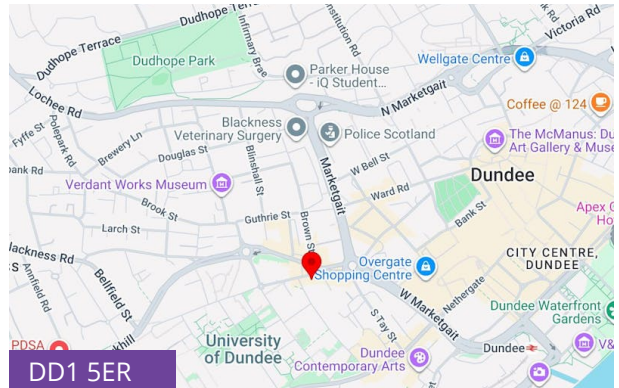
Any new occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.

VAT

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

Energy Performance Certificate

Available on request.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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