WESTPORT PROPERTY
CHARTERED SURVEYORS

Development, Investment, Leisure

TO LET / FOR SALE



3 Session Street, Dundee, DD1 5DN

PART INCOME PRODUCING PUBLIC HOUSE AND NIGHTCLUB

Tenure	To Let / For Sale
Available Size	6,668 sq ft / 619.48 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- UPPER GROUND FLOOR - AVAIALBLE TO LET
- PART INCOME PRODUCING
- POTENTIAL FUTURE DEVELOPMENT OPPORTUNITY
- UPPER AND GROUND FLOOR LEVELS - FOR SALE AS A WHOLE
- EXCELLENT BUSINESS OPPORTUNITY
- WITHIN DUNDEE CITY CENTRE

3 Session Street, Dundee, DD1 5DN

Description

The subjects comprise a two storey building of traditional stonewall construction under a pitched and slated roof. The upper ground floor provides a modern style open plan public bar area, and a separate nightclub/function suite is situated at lower ground floor.

We understand the premises have the potential for approximately 150 covers, plus additional standing room at upper floor level, and a 250 combined seating and standing capacity at lower ground floor level.

Ladies and gents' toilets, office, and staff toilets are provided to both floor levels, and each floor is entered by a separate access.

The premises are in good condition with both floors decorated in a modern style with timber flooring, plasterboard walls and ceilings incorporating wall and pendant lighting, natural light provided by numerous large timber framed windows, and a gas central heating system throughout.

We believe, the premises would be suitable for a variety of uses, subject to obtaining the appropriate planning permission.

Location

The subjects are located on the east side of Session Street in a mixed use location, approximately a quarter of a mile north west of Dundee city centre, in close proximity to the main campuses of both Dundee and Abertay University.

The subjects are conveniently placed for access to the Cultural Quarter where surrounding properties include other licensed premises, restaurants, offices, other commercial uses, and a number of residential properties, including both modern and traditional flats and student accommodation. Hampton by Hilton, Travelodge, Grosvenor Casino and Tesco are also in close proximity.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice and estimate the gross internal floor area of the property to be as follows:-

Ground Floor - 310 sq m (3,334 sq ft)
First Floor - 310 sq m (3,334 sq ft)
TOTAL - 620 SQ M (6,668 SQ FT)

Rateable Value

We understand from the local Assessors website that the premises have the following rating assessments:-

Upper Ground Floor - £19,300
Lower Ground Floor - £18,000

Terms

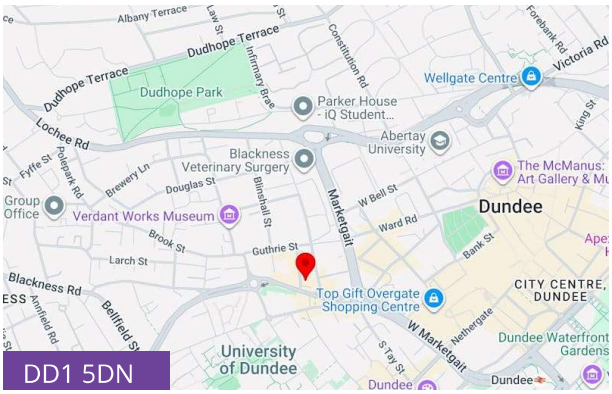
The premises are available To Let (upper ground floor) or For Sale (as a whole). Further information is available from the sole marketing agents.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of







Viewing & Further Information



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VAT which may be payable.

Legal Costs

Each party will be responsible for their own legal costs incurred with any ingoing tenant being responsible for any registration dues, LBTT and VAT as applicable.

Viewing

Please contact the marketing agents on 01382 225 517.