WESTPORT PROPERTY
CHARTERED SURVEYORS

Retail
TO LET



79 High Street, Lochee, Dundee, DD2 3AT

RETAIL PREMISES TO LET

Tenure	To Let
Available Size	270 sq ft / 25.08 sq m
Rent	£6,000 per annum ex VAT
Rates Payable	£2,116.50 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,250
EPC Rating	Upon enquiry

Key Points

- READY TO TRADE
- ON-STREET CAR PARKING
- LARGE FRONT GLASS DISPLAY WINDOW
- BUSY COMMERCIAL LOCATION
- SUITABLE FOR A VARIETY OF USE

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Description

The subjects comprise an attractive ground floor retail unit within a mid-terraced tenement building situated on Lochee's busy High Street shopping precinct.

Internally the premises are arranged to provide flexible accommodation with staff and WC facilities and benefit from a large single glazed display window fronting High Street.

The subjects may suit a variety of commercial uses, subject to gaining the appropriate planning consents.

Location

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located on Lochee High Street, within the heart of the regeneration zone. Surrounding occupiers are a mixture of national and local retail traders.

Viewings

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.

Terms

The premises are available on tenant's full repairing and insuring terms at rental of £6,000 per annum.

VAT

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

Accommodation

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

25.04 sq m (270 sq ft)

Business Rates

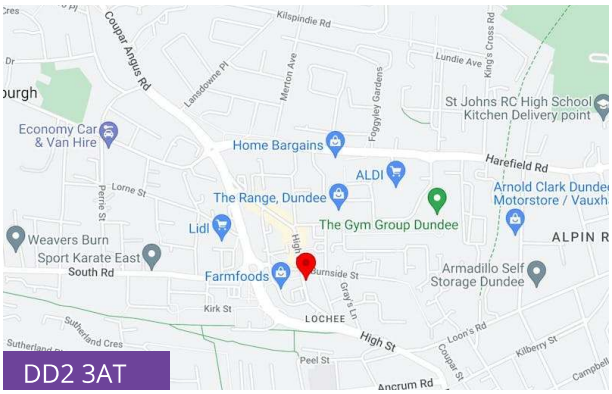
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Shop - £4,250

Qualifying occupiers may benefit from 100% rates relief.







Viewing & Further Information



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