



36 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	562 sq ft / 52.21 sq m
Rent	£12,500 per annum
Service Charge	Qualifying occupiers may benefit from 80% rates relief under the Small Business Bonus Scheme.
Rates Payable	£1,231.36 per annum
Rateable Value	£12,800
EPC Rating	Upon enquiry

Key Points

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

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Description

The property comprises a bright and spacious ground floor retail unit with an attractive frontage and direct access from West Port. The accommodation includes an open-plan retail sales area, with a kitchenette and WC located to the rear.

A staircase at the rear of the premises leads to a mezzanine level, providing useful additional storage space.

The property benefits from large display windows, offering excellent visibility and natural light, making it ideal for businesses seeking a prominent trading position. Currently operating as a florist, the flexible layout is well suited to a variety of retail and commercial uses, subject to the necessary consents.

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 £12,500 per annum.

Business Rates

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

Shop – NAV/RV – £12,800

VAT

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

Energy Performance Certificate

Available on request.

Accommodation

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

52.21 sq m (562 sq ft)



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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