WESTPORT PROPERTY
CHARTERED SURVEYORS

Restaurant / Cafe

TO LET / FOR SALE



Cafe Premises, 80 Nethergate, Dundee, DD1 4ER

CITY CENTRE RETAIL WITH CLASS 3 RESTAURANT AND TAKEAWAY CONSENT

Tenure	To Let / For Sale
Available Size	1,033 sq ft / 95.97 sq m
Rent	£17,500 per annum ex VAT
Rates Payable	£12,599.40 per annum Any new occupier will have the right to appeal this rating assessment.
Rateable Value	£25,300
EPC Rating	Upon enquiry

Key Points

- BUSY CITY CENTRE LOCATION
- MINUTES WALK FROM V&A MUSEUM
- IMMEDIATE ENTRY
- CLOSE TO DUNDEE WATERFRONT
- EXCELLENT RETAIL FRONTAGE
- FLEXIBLE TERMS

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Description
The premises comprise a ground floor retail unit which forms part of the Nethergate Business Centre.

It provides open plan accommodation finished to a modern specification with ladies, gents and disabled toilets to the rear. There is an excellent modern display frontage to Nethergate, with three large display windows and a recessed doorway.

There is consent for café use with Class 3 consent, but the property equally lends itself to a wide range of retail uses.

Location
Dundee is located approximately 60 miles to the north of Edinburgh, 20 miles to the east of Perth and 65 miles to the south of Aberdeen.
The property is located on the south side of Nethergate between it's junctions with Union Street and South Marketgait, a busy retail location directly opposite Dundee's main retail centre - The Overgate.

The main city bus routes run along Nethergate adjacent the property, and a busy city centre taxi rank sits directly opposite.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

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

Ground Floor Cafe - 96.00 sq m (1,033 sq ft)

Terms
The premises are immediately available by way of a new full repairing and insuring lease at a rental of £17,500 per annum.

Purchase offers for the feuhold interest (equivalent to English freehold) may also be considered.

Business Rates
The premises are currently entered in the Valuation Roll as follows:-

Shop - NAV/RV - £25,300

Any new occupier would have the right to appeal this rating assessment.

Entry Timescale
Immediately following successful conclusion of legals.

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

Viewing







Viewing & Further Information



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