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LICENSED & LEISURE

To Let / May Sell Café / Retail



Ground Floor 124 Seagate, Dundee, DD1 2HB

- Prominent city centre position Close to Dundee Waterfront
- Directly opposite Dundee Bus Station
with average footfall of 20,000 per day
- Suitable for a variety of uses
- **Sub-division possible**

Viewing by appointment with the marketing agent on 01382 225517.

Contacts:

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Location:

The premises are located on the north side of Seagate, between its junctions with St Andrew's Street and Queen Street, within a busy arterial route in to the city centre. Dundee Bus Station is situated directly opposite the premises with the main bus routes running directly in front of the property.

The subjects are well placed to take advantage of future improvements in the city due to its location close to the main retailing pitch of Dundee's city centre.

The subjects are in close proximity to the Dundee Waterfront area which is currently undergoing a multi-million pound redevelopment comprising commercial and residential use to reconnect the city with the River Tay to the south.



Regeneration:

Dundee is one of the UK's most progressive cities with a rolling investment programme which continues apace. By far the largest regeneration project is the Dundee Waterfront Regeneration, a £1 billion project to reconnect the city to the waterfront and create a high quality, mixed use, riverside urban quarter right in the heart of the city.

The development will be one of Western Europe's most extensive and transformative waterfront projects and one of Scotland's biggest waterfront regenerations. The project has recently been ranked as a UK Top 20 regeneration project. It will include a new outpost of the Victoria & Albert Museum which is area is expected to attract circa 300,000 tourists per annum.

Description:

The subjects comprise the south-west most section of Seagate House, a four storey building which dates from approximately 1970. The building is of concrete frame construction under a flat felt roof.

A planning application has been submitted and subsequently approved to create a new ground floor coffee shop however we are of the opinion that unit is suitable for a variety of retail uses. The remainder of the building above provides modern office accommodation and student accommodation (proposed).

Accommodation:

We have measured the gross internal area of the accommodation in accordance to the RICS Code of Measuring Practice (6th Edition) to be as follows:-

Floor	Size (sq m)	Size (sq ft)
Ground	183	1,975

The premises can be sub-divided to meet individual occupier requirements.

Terms:

The property is being offered on full repairing and insuring terms at a rental to be negotiated. Alternatively, our clients may consider offers for the heritable interest. Further information is available on request.

Energy Performance Certificate (EPC):

Further information is available on request from the letting agents.

Legal Costs:

Each party shall be responsible for their own legal costs in connection with the above transaction, the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon.

VAT:

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT which may be payable.

Rateable Value:

The subjects will be assessed for Rating purposes following completion of the refurbishment works.

The Uniform Business Rate for commercial premises for 2017/2018 has been set at a rate of 46.2p in the pound for properties with a rateable value of £51,000 or less.

Viewing:

Viewing is strictly by appointment with the marketing agents:

Westport Property
3 Old Hawkhill
Dundee
DD1 5EU

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