



WESTPORT
PROPERTY
CHARTERED SURVEYORS

FOR SALE, TO LET

**123 High Street, Dundee, CITY
OF DUNDEE, DD2 3BX**

**Retail
328 sq ft**

Well presented High Street retail unit available to
Lease or Purchase

- SMALL LOT SIZE
- PRIME RETAIL PITCH
- MODERN INTERIOR
- SUPERB OPPORTUNITY

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 the East side of Lochee High Street, within the heart of the regeneration zone. Surrounding occupiers are a mixture of national and local retail traders.

Description

The subjects comprise an attractive single fronted retail property located within the heart of Lochee. This is an excellent opportunity to acquire a prominent premises at a manageable lot size.

The internal accommodation benefits from a modern fit-out incorporating suspended grid ceiling, serving counter and a staff kitchenette and WC. The frontage incorporates security shutters to the window.

A CCTV security system has been fitted within the premises.

The internal accommodation is well laid out for retail use.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the net internal area to be as follows:-

| Floor | Size (sq ft) |
|--------------|--------------|
| Ground Floor | 328 sq ft |

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.

VAT

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

Legal Costs

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

Viewing

Strictly by appointment by the sole agents.

Business Rates

Rates Payable: £2,749.40 per annum

(based upon Rateable Value: £5,900 and UBR: 46.6p)

Qualifying occupiers may benefit from 100% rates relief.

Rent

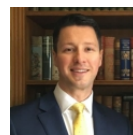
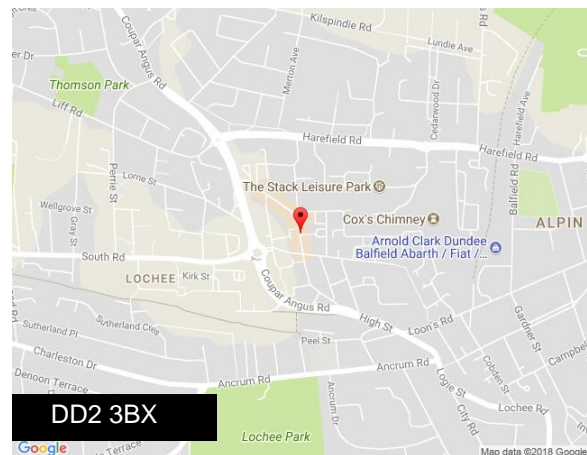
£6,000 per annum

Freehold Price

£60,000

Energy Performance Rating

Available upon request.



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