



TO LET, FOR SALE

132 Seagate, Dundee, DD1 2HD

Retail, Offices
497 sq ft

OFFICE/RETAIL UNIT

- PROMINENT CITY CENTRE POSITION
- CLOSE TO DUNDEE WATERFRONT
- SUITABLE FOR A VARIETY OF USES
- DIRECTLY OPPOSITE DUNDEE BUS STATION WITH AVERAGE FOOTFALL OF 20,000 PER DAY

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.

Description

The subjects occupy part of the ground floor of Seagate House, a four storey building which has undergone a comprehensive refurbishment programme in recent years to provide modern office accommodation.

The subjects provide flexible accommodation fitted out to a shell specification which would suit a variety of office or retail occupiers.

Accommodation

We have calculated the gross floor area of the accommodation to be approximately 46.20 sq.m. (497 sq.ft.) or thereby.

Rateable Value

The Rateable Value over the subjects will require to be reassessed.

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Terms

Our client is seeking offers in the region of £60,000 for their freehold interests.

Alternatively rental offers in the region of £6,500 per annum for a negotiable term of years will be considered.

Energy Performance Certificate

Available on request.

VAT

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

Viewing

Strictly by appointment with the sole marketing agents.

Rent

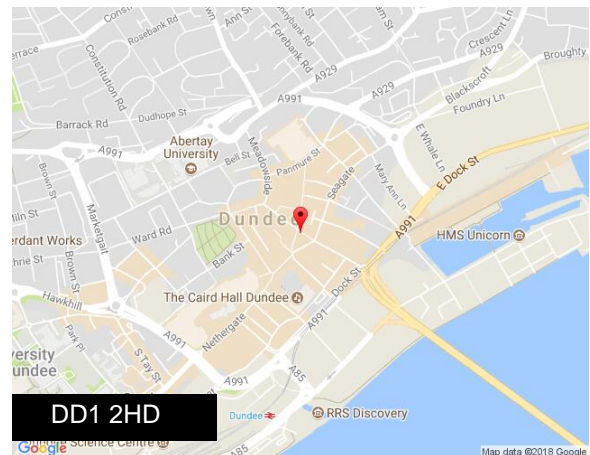
£6,500

Freehold Price

£60,000

Energy Performance Rating

Available upon request.



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Please read carefully: These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Date: 24/09/2018