



TO LET

**242-244 Perth Road , Dundee,
DD1 4LL**

**Retail
710 sq ft**

Opportunity to purchase a popular Cafe
business situated on Perth Road in Dundee's
West End.

- PROMINENT POSITION IN PERTH ROAD
- ESTABLISHED BUSINESS WITH
POTENTIAL TO EXPAND
- LARGE BASEMENT SUITABLE FOR
STORAGE WITH EXTERNAL ACCESS TO
COURTYARD

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 within the heart of the Dundee's West End in close proximity to Dundee University and the busy Sinderins shopping area. The premises benefit from a prominent corner location and are surrounded by a number of local and national operators including Ladbrokes and Perth Road's main Post Office, which generate a high level of passing trade.

Description

The subjects comprise the ground and basement floors of a 3 storey end terraced tenement block. The Cafe is well established, fitted out to a good standard and also benefits from a double frontage onto Perth Road. The business trades as "Twin City Cafe" which has a strong trading record and excellent reputation having previously been located in City Square, Dundee for a number of years.

The kitchen is situated at the rear and is well fitted out. Access to a large basement storage area is gained via access ladder from the kitchen. Alternative access to the basement is available from the rear courtyard via the tenement close. The courtyard is secure and fully bounded.

Separate Ladies and Gents toilet facilities are provided, both are accessible and baby changing facilities are available.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Floor	Size (sq ft)
Ground floor	710 sq ft
Basement floor	731 sq ft
Total	1,441 sq ft

Terms

The current lease expires in September 2023 although a new, longer lease can be agreed by negotiation with the landlord.

The annual rent is £8,800 pa and a premium of £30,000 is sought for the fixtures, fittings, goodwill and stock.

Viewing Arrangements

Please contact the sole selling agent, Westport Property Ltd.

Business Rates

Rates Payable: £4,224 per annum

(based upon Rateable Value: £8,800 and UBR:)

Qualifying occupiers may benefit from 100% rates relief.

Rent

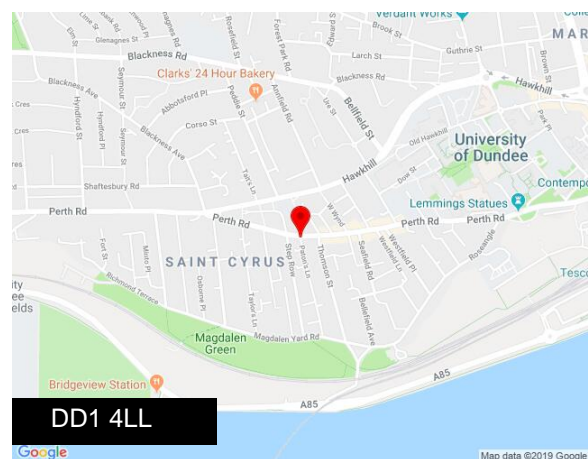
£8,800 per annum (No VAT)

Energy Performance Rating

Available upon request.

Service Charge

The tenant is liable for a service charge in respect of water services.



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