



FOR SALE, TO LET

**76 Bell Street, Dundee, Angus,
DD1 1HF**

**Retail, Offices
324 sq ft**

Modernised Office Premises Located Close to
Abertay University and Dundee High School

- ATTRACTIVE MODERNISED PREMISES
- TRADITIONAL GLAZED FRONTAGE
- SECURE ACCESS
- HIGH LEVELS OF FOOTFALL
- QUALIFIES FOR RATES RELIEF

Location

The subjects are located within a busy and popular parade of office and retail premises on the north side of Bell Street, in close proximity to the University of Abertay and the High School of Dundee. The surrounding area is densely populated with a residential/mixed commercial nature and accordingly the premises benefit from high footfall of pedestrians.

The subjects comprise an attractive office or retail premises, which has recently been refurbished with fresh decor and carpets throughout. Modern floor fitted power points are fitted to allow flexible desk space to be incorporated within. The premises has a new traditional mahogany shop front incorporating a secure glazed access door.

Accommodation and Area

The internal accommodation comprises a spacious and bright open plan ground floor office accessed directly from Bell Street. The remainder of ground floor comprises a kitchenette and WC located at the rear.

The open plan layout of the premises lends itself to various office uses.

We have measured the internal accommodation in accordance with the RICS code of measuring practice sixth edition and find the gross internal area to be as follows:

Floor	Size (sq ft)
Ground	324 sq ft

The premises benefits from the following amenities:

- Busy Central Location
- Modern Frontage
- Flexible internal layout

Terms

The subjects are available to purchase or lease.

Occupiers may achieve 100% rates exemption.

Viewing Arrangements

Please contact the sole selling agent, Westport Property Ltd.

Business Rates

Rates Payable: £2,516.40 per annum
(based upon Rateable Value: £5,400 and UBR: 46.6p)

Rent

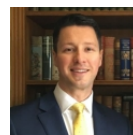
£7,500 per annum

Freehold Price

£70,000

Energy Performance Rating

Available upon request.



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Date: 17/07/2018

