



228 Blackness Road, Dundee, DD2 1RG

LEASEHOLD BUSINESS FOR SALE

Tenure	To Let / For Sale
Available Size	531 sq ft / 49.33 sq m
Rent	£13 - £100 per sq ft
Council Tax	Price on application
Service Charge	Upon Enquiry
Rates Payable	£2,440.20 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£4,900
EPC Rating	Upon enquiry

Key Points

- WELL ESTABLISHED WITH EXCELLENT LOCAL REPUTATION
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- OFFERS INVITED FOR LEASEHOLD BUSINESS

Description

The subjects comprise an attractive ground floor retail unit forming part of a four storey tenement block of stone wall construction under a pitched and slated roof.

The unit is arranged internally to provide a main reception area and three treatment rooms, one small corridor room, and a bathroom. Two treatment rooms are located to the front, with a further treatment room and WC facilities to the rear. The premises are currently fitted to compliment the current tattoo studio business. All three treatment rooms are fully equipped with a sink and electric air ventilation. The premises benefit from two large display windows providing ample natural light.

There is on-street free car parking to the front of the premises.

Location

The subjects are situated on the south side of Blackness Road, in between its junctions with Peddie Street and Abbotsford Street in the West End of Dundee directly opposite St Joseph's R C Primary School.

Blackness Road is a well-established popular retail location surrounded by a densely populated residential housing.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	123	11.43	Available
Total	123	11.43	

Accommodation

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

49.36 sq m (531 sq ft)

Business Description

The business is a well established tattoo studio with leasehold commercial property which trades as "The Hive Ink". The business has a strong trading record and excellent reputation throughout the surrounding area and has been successfully run by the present owner for over 7 years. Currently there is space for 3 artists within the studio.

The business is being offered for sale (including the leasehold interest in the premises, goodwill and fixtures and fittings, social media and google maps ownership).

Lease Details

The premises are let on full repairing and insuring terms at a rental of £5,500 expiring 31st July 2026.

Offers

Offers are invited for the leasehold interest in the premises, goodwill and fixtures and fittings.

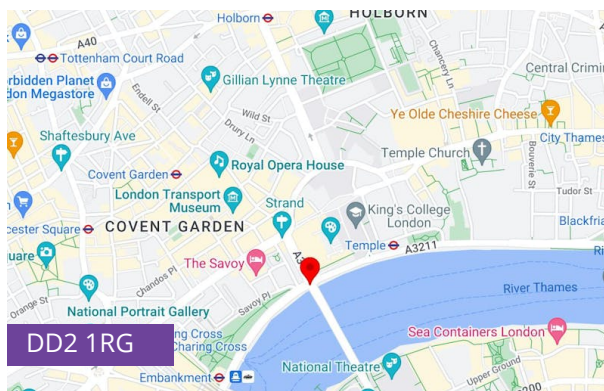
Buisness Rates

The premises are currently entered in the Valuation Roll as follows:-

Shop - £4,900 (Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme).

VAT

All prices, premiums and rents are quoted exclusive of VAT.



Viewing & Further Information



Adam Hutcheson
01234567890 | 07777777777
testing+4602@kato.app



Kasia O'Rourke
01234567890 | 07777777777
testing+7755@kato.app

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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 clients 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. Generated on 22/07/2024