

RESTAURANT/CAFE/RETAIL



WESTPORT
PROPERTY
CHARTERED SURVEYORS

01382 225517

westportproperty.co.uk

118 Nethergate, Dundee, DD1 4EH

CITY CENTRE CAFE / RESTAURANT

Size: 1,447 Sq Ft (134.43 Sq M)

✦ CLOSE TO DUNDEE WATERFRONT

Rent: £16,000 Per Annum

✦ HIGH FOOTFALL

Tenure: To Let

✦ CLASS 3 FOOD & DRINK CONSENT

TO LET

DUNDEE, DD1 4EH

£16,000 PER ANNUM

Location

The subjects occupy a prominent roadside position within the heart of Dundee city centre, fronting on to both Nethergate and West Marketgait at its junctions with Greenmarket and Perth Road. It is strategically located between the main retail area, the Central Waterfront, the existing office area and Dundee University Campus. It lies within a 5 minute walk from Dundee Train Station and in very close proximity to numerous visitor attractions including Dundee Contemporary Arts (DCA), Rep Theatre, Science Centre, Overgate Shopping Centre, and the V&A Museum which welcomed over 830,000 visitors within its first year of opening.

Description

The subjects comprise an end terraced café/retail premises of traditional stone construction, providing trading floor space extending over 2 floors.

Both ground and lower ground floors benefit from separate accesses, with lower ground floor having a ramped access.

The accommodation benefits from a large single glazed double window fronting Nethergate together with a single leaf access door at ground floor level. This area provides an open plan galleried space with a steel spiral stair connecting to lower ground floor.

The lower ground floor comprises a substantial L shaped space, sub divided to provide kitchen sales/dining accommodation and male, female and disabled accessible WC facilities.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice, 6th edition as follows:

Description	Area (Sq M)	Area (Sq Ft)
Total	134.43	1,447

Terms

The subjects are available at an initial rent of £16,000 per annum.

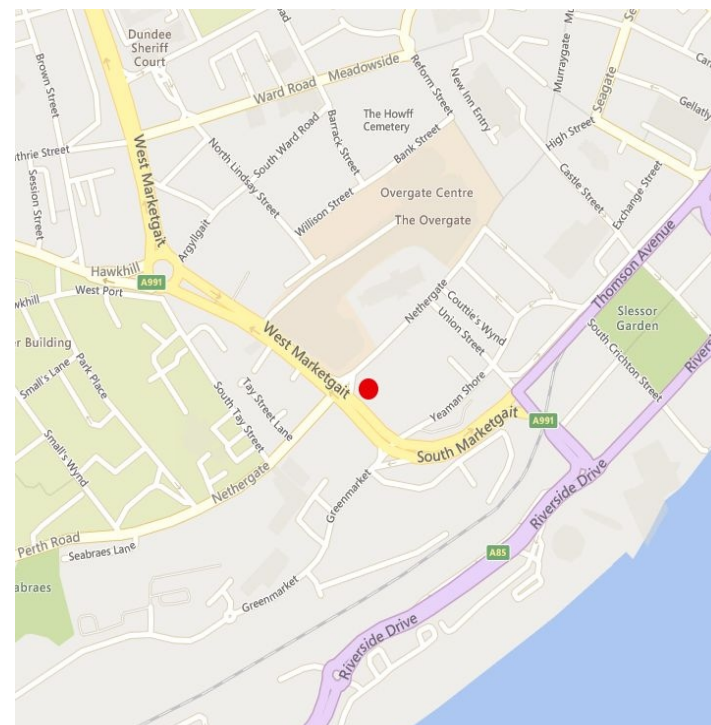
Business Rates

Rateable Value: £12,800

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 which may be payable.



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