



Suite 2-1, 13 Cowgate, Dundee, DD1 2HS
CITY CENTRE OFFICE ACCOMMODATION

Tenure	To Let
Available Size	676 sq ft / 62.80 sq m
Rent	£6,500 per annum ex VAT
Rates Payable	£1,195.20 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£2,400
EPC Rating	Upon enquiry

Key Points

- SECOND FLOOR COMMERCIAL SUITE
- 2 CAR PARKING SPACES
- CURRENTLY USED FOR SALON PURPOSES
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

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Description

The subjects comprise a second floor commercial space within a Category C Listed three storey mid-terraced tenement building of traditional stone wall construction with pitched and slated roof over.

The premises are fitted out to a modern standard to compliment the current salon use and benefit from vinyl flooring, a gas central heating system, a mixture of sodium light fittings and spotlighting and which supplement the excellent natural light provided by single glazed timber framed windows.

Location

The subjects are located on the south side of Cowgate, in between its junctions with Murraygate and St Andrews Street, in a prominent pedestrianized commercial location in the heart of Dundee centre.

The property lies in close proximity to the Wellgate Shopping Centre, one of the principal shopping centres in Dundee, along with the Central Business District and the recently refurbished McManus Gallery and Art Museum on Albert Square. Other nearby commercial occupiers include Greggs, Ladbrokes, Bank of Scotland, as well as a number of other national and local retailers and office occupiers.

Accommodation

We have measured the Net Internal Area of subjects in accordance with the RICS Code of Measuring Practice to be as follows:-

62.80 sq m (676 sq ft)

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms at a rental of £6,500 per annum exclusive of VAT, Rates and Service Charge.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction with the tenant being responsible for any Land & Building Transaction Tax and VAT liability incurred thereon in.

Business Rates

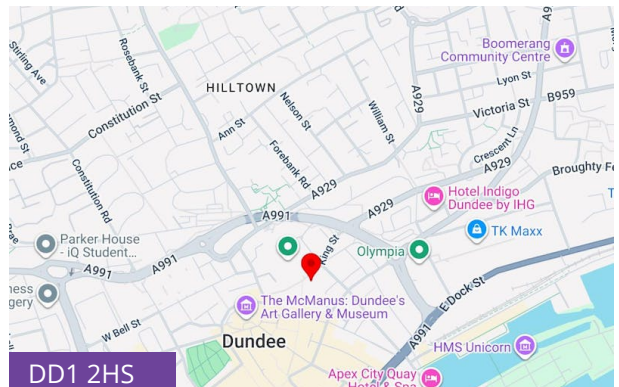
The premises are currently entered in the Valuation Roll as follows:-

Office - £2,400.

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

Viewing

Strictly by appointment by the sole agents.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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