



Queen's Gallery, 160 Nethergate, Dundee, DD1 4DT
 PROMINENT RETAIL UNIT

Tenure	To Let
Available Size	731 sq ft / 67.91 sq m
Rent	£10,000 per annum No VAT applicable
Rates Payable	£4,581.60 per annum <small>Qualifying occupiers may benefit from 100% rates relief.</small>
Rateable Value	£9,200
EPC Rating	Upon enquiry

Key Points

- PRIME LOCATION
- ATTRACTIVE TRADITIONAL FRONTAGE
- CLOSE TO DUNDEE WATERFRONT LOCATION
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- HIGH FOOTFALL
- OPEN PLAN RETAIL SPACE
- WITHIN CULTURAL QUARTER

Description

The subjects comprise a ground floor retail unit forming part of The Queen's Hotel. The Queen's Hotel is a Category 'B' Listed detached 4 storey plus attic and basement stone traditional building. The roof over is pitched with slate roof over. The premises benefit from an extensive traditional glazed frontage to Perth Road.

Internally, the accommodation provides a bright, open-plan rectangular retail space divided into a front shop area with smaller studio / storage space, and kitchen facilities to the rear. A staircase provides access to a mezzanine level which provides an additional studio area.

Location

The subjects are located on the south side of Nethergate, close to its junction with South Tay Street, within the popular Cultural Quarter area of Dundee. Neighbouring occupiers include The Queen's Hotel, Dundee Contemporary Arts and Dundee Rep Theatre, as well as numerous cafes, bars and restaurants. The University of Dundee and Overgate Shopping Centre are also in close proximity.

Parking is short stay metered with on-street parking available within the immediate vicinity.

Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £10,000 per annum.

Accommodation

The accommodation has been measured in accordance with the RICS code of measuring practice to be as follows:-

Ground Floor - 46.41 sq m (500 sq ft)
Mezzanine - 21.47 sq m (231 sq ft)
TOTAL - 67.88 SQ M (731 SQ FT)

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Shop - NAV / RV - £9,200

Any new occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.

Entry

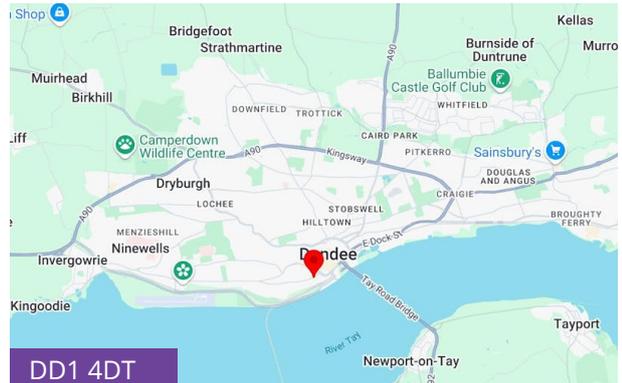
The premises are available for immediate occupation.

Viewing

Strictly by appointment by the sole agents.

Energy Performance Certificate

Available on request.



Viewing & Further Information



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