



58 West Port, Dundee, DD1 5ER

CAFE / RETAIL UNIT LOCATED CLOSE TO DUNDEE UNIVERSITY IN THE CULTURAL QUARTER OF DUNDEE

Tenure	To Let
Available Size	430 sq ft / 39.95 sq m
Rent	£16,000 per annum
Rates Payable	£13.32 per annum Qualifying occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.
Rateable Value	£11,500
EPC Rating	Upon enquiry

Key Points

- PRIME LOCATION
- HIGH FOOTFALL
- PROMINENT FRONTAGE
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

Description

The subjects comprise an attractive retail premises, most recently operated as a café, accommodating approximately 14–16 covers. The unit is presented to a modern standard and benefits from excellent frontage with two large display windows, providing strong visibility onto the street.

Internally, the accommodation offers a bright, open-plan layout, ideally suited for a range of retail or café uses. To the rear, the premises are fitted with a kitchen area and WC facilities, ensuring a functional and versatile trading space.

Location

The subjects are located on the south side of West Port, in between its junctions with Temple Lane and Park Place, within a busy and popular parade of similar sized retail premises, in close proximity to Dundee University. The surrounding area is densely populated with a mixed residential/commercial location and accordingly the premises benefit from high footfall of pedestrians.

Accommodation

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

39.9 sq m (430 sq ft)

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £16,000 per annum.

Business Rates

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

Restaurant - NAV / RV - £11,500

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

Viewing

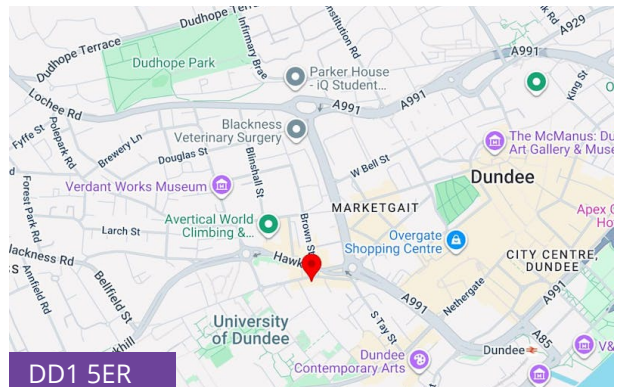
Strictly by appointment by the sole agents.

VAT

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

Energy Performance Certificate

Available on request.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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