



276A Blackness Road, Dundee, DD2 1RZ

ADAPTABLE COMMERCIAL PREMISES

Tenure	To Let
Available Size	400 sq ft / 37.16 sq m
Rent	£10,000 per annum ex VAT
Rates Payable	£2,340.60 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£4,700
EPC Rating	Upon enquiry

Key Points

- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- CLOSE TO CITY CENTRE
- FLEXIBLE TERMS
- IMMEDIATE ENTRY
- MAY BE SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

Description

The subjects comprise a prominent ground floor commercial premises benefiting from an excellent frontage onto Blackness Road, providing a strong presence and high levels of visibility.

Internally, the accommodation offers a bright and well-presented open-plan retail area, finished with plasterboard walls and ceilings incorporating recessed spotlighting. Natural light is provided via a large single-glazed display window to the front complemented by four glazed rooflights, creating an attractive and welcoming trading environment.

The property further benefits from electric heating, a single-phase power supply, an electrical security shutter, and staff facilities including a kitchenette and WC located to the rear of the premises.

The subjects are suitable for a wide range of commercial uses, subject to the necessary planning consents and statutory approvals being obtained where required.

Location

The subjects are situated in a prominent position on the south side of Blackness Road, close to its junction with Seymour Street in the West End of Dundee a short distance from Victoria Park Primary School and the popular Victoria Park.

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

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

37.15 sq m (400 sq ft)

Terms

The premises are available on full repairing and insuring terms at a rental of £10,000 per annum.

VAT

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

Business Rates

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

NAV/RV - Shop - £4,700

Entry

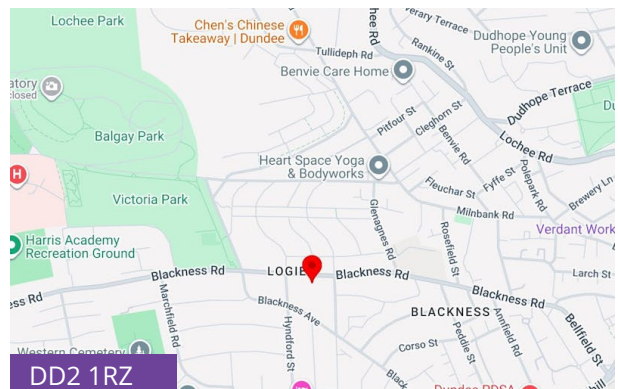
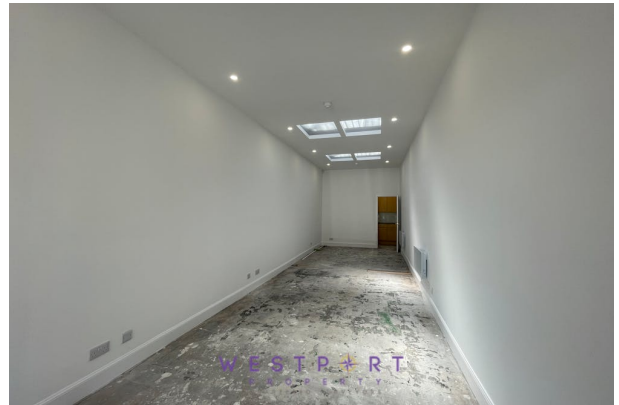
Immediate entry is available.

Energy Performance Certificate

A copy of the EPC is available on request.

Viewings

Please contact the marketing agent, Westport Property, on 01382 225 517.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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