



17 Cupar Road, Newport-on-Tay, DD6 8AF

RETAIL ACCOMMODATION

Tenure	To Let
Available Size	389 sq ft / 36.14 sq m
Rent	£7,000 per annum ex VAT
Rates Payable	£1,942.20 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£3,900
EPC Rating	Upon enquiry

### Key Points

- Suitable for a variety of uses (subject to planning)
- 100% Rates relief to qualifying occupiers
- Street parking adjacent
- Available for immediate occupation

## Description

The subjects comprise a ground floor mid terraced commercial unit within a traditional two storey building of solid stone construction under a pitched and slate roof. They form part of a parade of 8 retail shops.

The property has one large display window of single glazed design which is supplemented by a mixture of spotlights, sodium fittings and fluorescent strip lighting, a vinyl floor covering and wall tile finish. Access to the unit is by means of a timber/glazed recessed pedestrian door.

The unit benefits from a single phase electricity supply.

## Location

The subjects are located within Newport-on-Tay which has a population of 4,200 persons and is positioned on the southern bank of the Tay Estuary within the region of Fife some 5 km from Dundee City Centre. It is reached from Dundee by means of the Tay Road Bridge.

Newport has a small but busy retailing area on the High Street and the subjects themselves are located on the fringe of this area in Cupar Road.

Cupar Road is a primary access route from the east and north and as such the subjects benefit from good levels of regular traffic. In addition the subjects benefit from good levels of visibility from all directions.

The subjects are located in a mixed residential/commercial location with surrounding properties including Natural Energy Company, Manna Cafe, The Fifie Fish & Chip Shop and a Co-op and Spar Convenience Store alongside a florist, optometrist and barbers.

There is on street parking directly outside the property and a car park opposite.

## Accommodation

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

36.14 sq m (389 sq ft)

## Terms

The premises are immediately available by way of a new full repairing and insuring lease at a rental of £7,000 per annum

## VAT

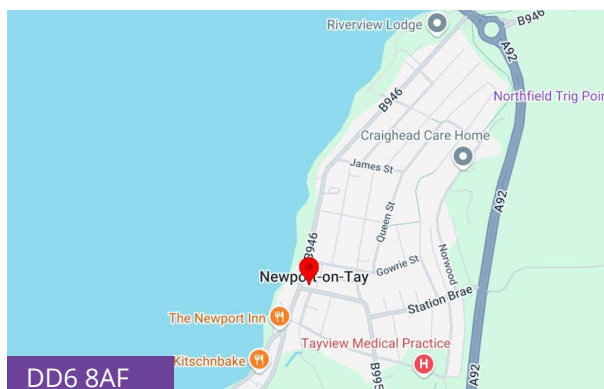
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

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

Shop - NAV/RV - £3,900

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



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
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## Viewing

Westport Property will be pleased to arrange and accompany all viewing requests. Please contact the agent to arrange a suitable time.