



59 Perth Road, Dundee, DD1 4HY

RETAIL COMMERCIAL UNIT TO LET IN A PROMINENT LOCATION ON PERTH ROAD

Tenure	To Let
Available Size	351 sq ft / 32.61 sq m
Rent	£9,000 per annum
Rateable Value	£6,900 Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
EPC Rating	Upon enquiry

### Key Points

- PRIME PERTH ROAD LOCATION
- CLOSE TO DUNDEE UNIVERSITY
- HIGH FOOTFALL
- ATTRACTIVE FRONTAGE
- SUITABLE FOR VARIETY OF USES
- 5 MINUTES WALK FROM CITY CENTRE
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- GAS CENTRAL HEATING

## Description

The subjects comprise a prominent ground floor commercial premises which benefits from an excellent display frontage to Perth Road. The property benefits from a prominent frontage, providing good visibility and natural light to the main sales area.

Internally, the unit is fitted with laminate flooring, spot lighting, and gas central heating. The accommodation is presented in a ready-to-trade condition and would be suitable for a variety of retail or commercial uses, subject to the appropriate consents.

To the rear of the property, there is a small kitchenette and WC facilities.

## Location

The premises are situated in a prominent location in the heart of the west end, close to Dundee University with local amenities nearby including, bars, restaurants, supermarket and unique boutique shops. Easy access to public transport; bus links to Ninewells and for those who wish to travel further afield, rail links to Edinburgh, Glasgow and Aberdeen making this an ideal location.

## Viewings

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

## Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £9,000 per annum.

## Accommodation

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

32.7 sq m (352 sq ft)

## Business Rates

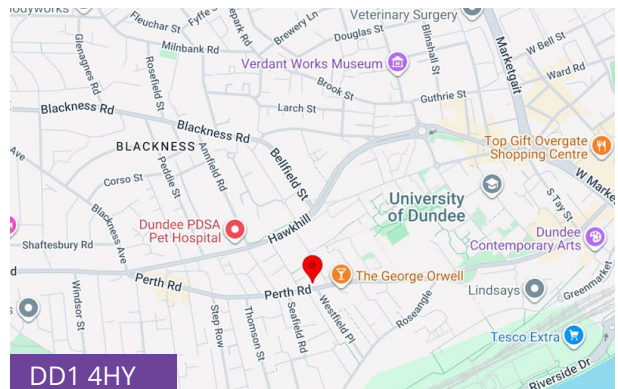
The premises are currently entered in the Valuation Roll with a Rateable Value as follows:

Shop - NAV/RV - £6,900

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

## VAT

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



## Viewing & Further Information



Kasia O'Rourke

01382 225517 | 07527 915 543

kasia@westportproperty.co.uk

**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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