WESTPORT PROPERTY
CHARTERED SURVEYORS

Retail
FOR SALE



228 Blackness Road, Dundee, DD2 1RG

LEASEHOLD BUSINESS FOR SALE

Tenure	For Sale
Available Size	531 sq ft / 49.33 sq m
Rates Payable	£2,440.20 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£4,900
EPC Rating	Upon enquiry

Key Points

- WELL ESTABLISHED WITH EXCELLENT LOCAL REPUTATION
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS
- OFFERS INVITED FOR LEASEHOLD BUSINESS

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Description

The subjects comprise an attractive ground floor retail unit forming part of a four storey tenement block of stone wall construction under a pitched and slated roof.

The unit is arranged internally to provide a main reception area and three treatment rooms, one small corridor room, and a bathroom. Two treatment rooms are located to the front, with a further treatment room and WC facilities to the rear. The premises are currently fitted to compliment the current tattoo studio business. All three treatment rooms are fully equipped with a sink and electric air ventilation. The premises benefit from two large display windows providing ample natural light.

There is on-street free car parking to the front of the premises.

Location

The subjects are situated on the south side of Blackness Road, in between its junctions with Peddie Street and Abbotsford Street in the West End of Dundee directly opposite St Joseph's R C Primary School.

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 (6th Edition) as follows:

49.36 sq m (531 sq ft)

Business Description

The business is a well established tattoo studio with leasehold commercial property which trades as "The Hive Ink". The business has a strong trading record and excellent reputation throughout the surrounding area and has been successfully run by the present owner for over 7 years. Currently there is space for 3 artists within the studio.

The business is being offered for sale (including the leasehold interest in the premises, goodwill and fixtures and fittings, social media and google maps ownership).

Lease Details

The premises are let on full repairing and insuring terms at a rental of £5,500 expiring 31st July 2026.

Offers

Offers are invited for the leasehold interest in the premises, goodwill and fixtures and fittings.

Buisness Rates

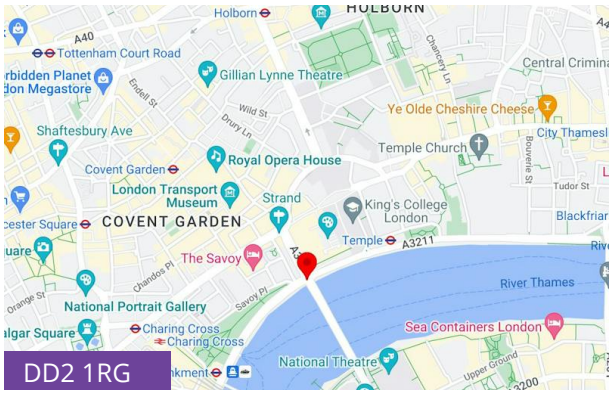
The premises are currently entered in the Valuation Roll as follows:-

Shop - £4,900 (Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme).

VAT







Viewing & Further Information



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All prices, premiums and rents are quoted exclusive of VAT.