



118 Dundee Street, Carnoustie, DD7 7PH

ADAPTABLE ROAD SIDE COMMERCIAL PREMISES SITUATED ON THE WESTERN ARTERIAL ROUTE INTO CARNOUSTIE

Tenure	To Let
Available Size	638 sq ft / 59.27 sq m
Rent	£5,500 per annum No VAT applicable
Rates Payable	£1,543.80 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£3,100
EPC Rating	Upon enquiry

Key Points

- PROMINENT ROADSIDE FRONTAGE
- PRIVATE GARDEN AREA
- AVAILABLE FROM 1 DECEMBER 2026
- FLEXIBLE WORKING SPACE
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

Description

A traditional commercial retail space situated in a prominent pitch close to Carnoustie town centre.

The internal accommodation comprises a large open plan front shop area, together with a office / kitchen area and WC to the rear.

A private garden is located at the back of the premises.

Location

Situated in a prime retail position fronting onto Dundee Street, close to its junction with West Path, this premises is located a short walk from Carnoustie town centre within a densely populated residential area.

Carnoustie is an attractive coastal town situated 10 miles north east of Dundee with a resident population of approximately 10,500. The town is famous for its Golf Course and has a full selection of shops, businesses and leisure facilities as well as a main line Railway Station and a choice of bus routes ideal for commuting to Dundee.

Terms

The premises are available from 1 December 2026 on a full repairing and insuring basis at a rental of £5,500 per annum. Further details are available from the marketing agents.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice to be as follows:-
59.27 sq m (638 sq ft)

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-
Shop - £3,100
Qualifying occupiers may benefit from 100% rates relief.

Viewings

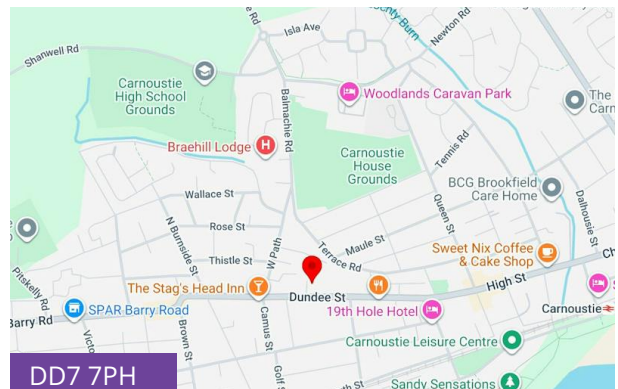
We would be happy to show you around and answer any questions about whether the property would work for your business.
Please enter your details into the chatbot, and we will be in touch.

VAT

No VAT is applicable.

Energy Performance Certificate

Available on request from the marketing agents.



Viewing & Further Information



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WESTPORT
PROPERTY
CHARTERED SURVEYORS

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