WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Retail
TO LET



304 Strathmore Avenue, Dundee, DD3 6RX

OFFICE / RETAIL SPACE

Tenure	To Let
Available Size	624 sq ft / 57.97 sq m
Rent	£5,500 per annum ex VAT
Rates Payable	£1,635.40 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£3,400
EPC Rating	Upon enquiry

Key Points

- RECENTLY MODERNISED
- EXCELLENT FRONTAGE TO BUSY ROAD
- IMMEDIATE ENTRY
- BUSY COMMERCIAL LOCATION
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

01382 225517 | westportproperty.co.uk

304 Strathmore Avenue, Dundee, DD3 6RX

Description
The subjects comprise well presented self contained office/retail premises.

The internal accommodation comprises an open plan front shop with frontage to Strathmore Avenue. An small internal flight of stairs leads to a back shop/office area with a further private office/store. A single WC is located at the rear.

The internal accommodation has recently been redecorated and re□wired with new modern LED lighting. The frontage is enclosed by an electrically operated roller shutter door.

Location
Located in the Coldside area, close to the city centre and the Kingsway with local amenities nearby including, bars, restaurants, supermarket and shops. There is easy access to public transport and bus links across Dundee.

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

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

57.97 sq m (624 sq ft)

Terms
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £5,500 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 - £3,400

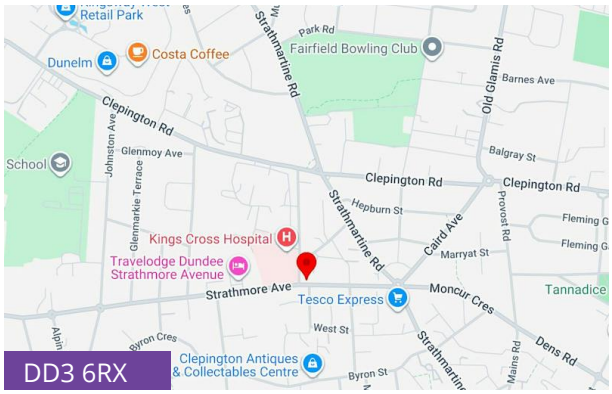
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Entry
The premises are available for immediate occupation.

Viewing
Please contact the sole marketing agents, Westport Property, on 01382 225 517.







Viewing & Further Information



Kasia O'Rourke
01382 225517 | 07527 915 543
kasia@westportproperty.co.uk

WESTPORT PROPERTY CHARTERED SURVEYORS

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 20/11/2026