CITY CENTRE CAFE/RETAIL







WESTPORT PROPERTY
CHARTERED SURVEYORS

01382 225517

westportproperty.co.uk

54 West Port, Dundee, DD1 5ER

CAFE / RETAIL UNIT LOCATED CLOSE TO DUNDEE UNIVERSITY IN THE CULTURAL QUARTER OF DUNDEE

Size:	527 Sq Ft (48.96 Sq M)
Rent:	£15,000 Per Annum
Tenure:	To Let

- CENTRALLY LOCATED
- CLASS 3 FOOD + DRINK CONSENT
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS

TO LET | 54 WEST PORT, DUNDEE, DD1 5ER | £15,000 PER ANNUM

Location
The subjects are located on the south side of West Port, in between its junctions with Temple Lane and Park Place, within a busy and popular parade of similar sized retail premises, in close proximity to Dundee University.

The surrounding area is densely populated with a mixed residential/commercial location and accordingly the premises benefit from high footfall of pedestrians.

Description
The subjects comprise an attractive retail premises, which is currently operating as a cafe, with Class 3 consent.

The premises are fitted to a modern standard and benefit from 2 large display windows and a recessed pedestrian entrance door. Internally, they are arranged to provide a kitchen, servery counter, seating area and customer WC.

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

Description	Area (Sq M)	Area (Sq Ft)
Total	48.96	527

Terms
The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £15,000 per annum.

Business Rates
Rateable Value: £10,200

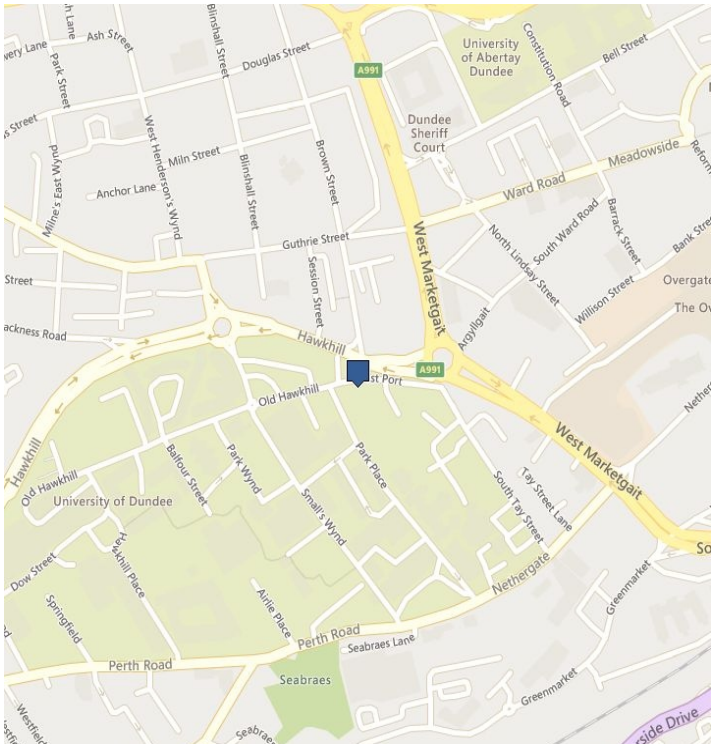
Occupiers may qualify for up to 100% rates relief under the terms of the Small Business Bonus Scheme, subject to meeting qualifying criteria.

Entry Timescale
Immediately following successful conclusion of legals.

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

Legal Costs
The in-going tenant will be responsible for the Landlords legal fees incurred.







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RICS www.westportproperty.co.uk

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