WESTPORT PROPERTY
CHARTERED SURVEYORS

Restaurant
TO LET



54 West Port, Dundee, DD1 5ER

CAFE/RESTAURANT IN POPULAR CENTRAL LOCATION

Tenure	To Let
Available Size	527 sq ft / 48.96 sq m
Rent	£16,000 per annum No VAT applicable
Rates Payable	£6,108.70 per annum Qualifying occupiers may benefit from 82.50% rates relief under the Small Business Bonus Scheme.
Rateable Value	£12,700
EPC Rating	Upon enquiry

Key Points

- Attractive Cafe/Restaurant Premises
- High footfall
- Modern Fit Out
- Class 3 food + drink consent
- Immeadiate Entry
- 82.5% Rates Relief for Qualifying Occupiers

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Description

The subjects comprise a ground floor cafe/restauant premises with class 3 consent located within a traditional stone tenement building under a pitched and slated roof.

The premises are arranged at ground floor to provide a well proportioned front shop / seating area with kitchen area and WC to the rear, with additional storage facilities above the kitchen. The premises benefit from large single glazed windows and glazed recessed doorway fronting on to West Port, plasterboard lined walls and ceilings with suspended lighting. The shop is fitted to a high standard and is ready for immediate occupation.

Location

The subjects are located on the south side of West Port 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.

Accommodation

We have measured the floor area in accordance RICS code of practice and find it to extend to 527 square feet or thereby.

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £16,000 per annum.

Viewing

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

Entry Timescale

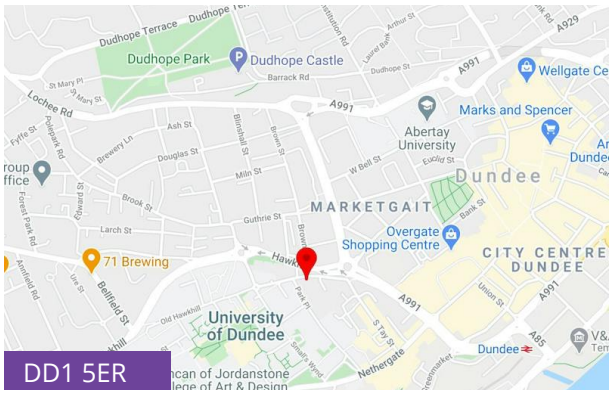
Immediately following successful conclusion of legals.

VAT

VAT is not applicable to this premises.







Viewing & Further Information



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