

TO LET

COMMERCIAL UNIT TO LET

HIGH STREET FRONTAGE

NEIGHBOURS INCLUDE
SCOTMID CO-OP

SUITABLE FOR A VARIETY OF
USES

NIA: 369 SQ FT (34.34 SQ M)

RENT £10,000 PER ANNUM



VIDEO TOUR



WHAT 3 WORDS



52 HIGH STREET, NEWPORT-ON-TAY, DD6 8AD

CONTACT: Jonathan Reid | j.reid@shepherd.co.uk | 01382 878005

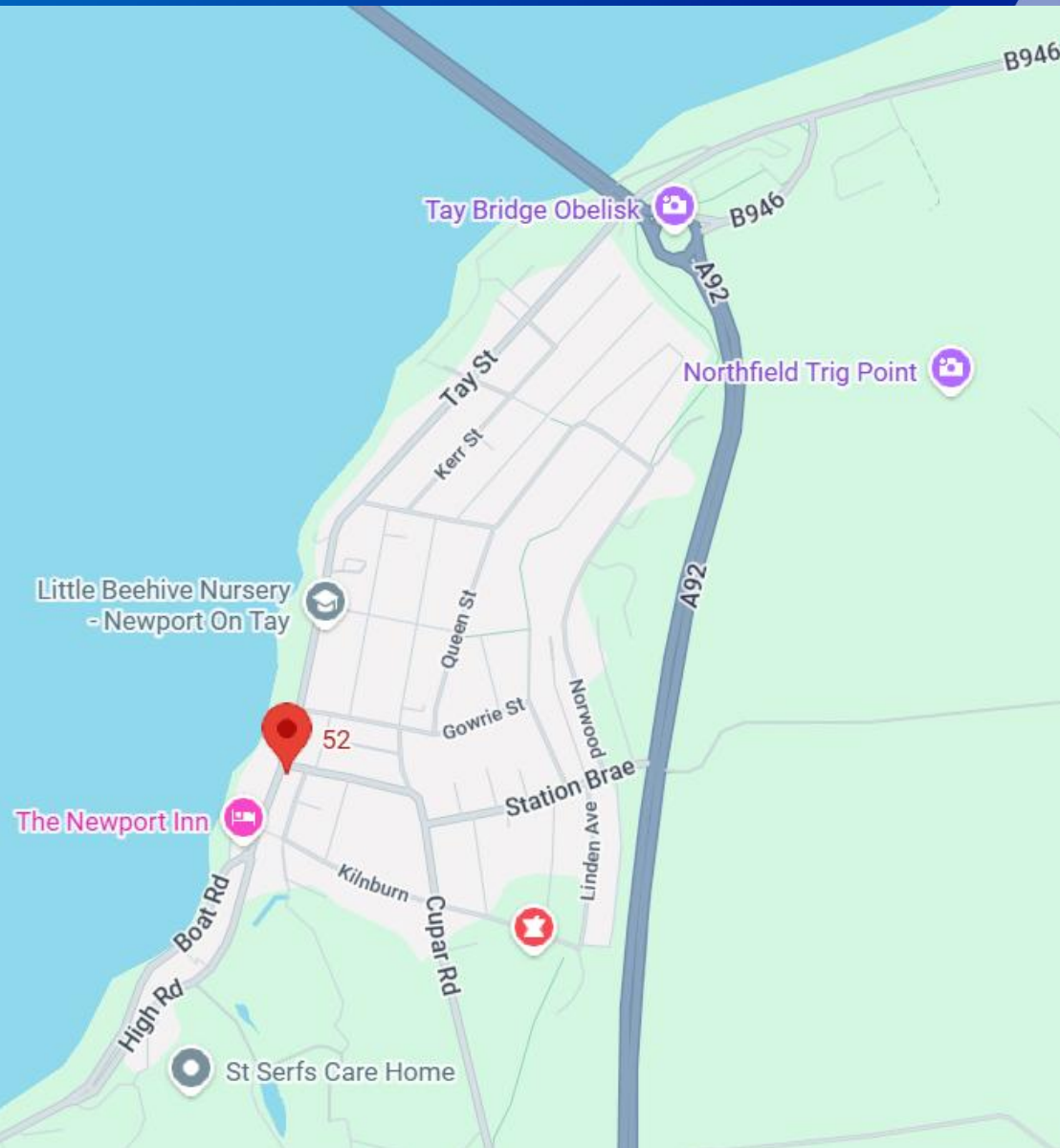
Oliver Farquharson | oliver.farquharson@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

52 HIGH STREET, NEWPORT-ON-TAY, DD6 8AD



Location

Newport-on-Tay is a popular residential town in north-east Fife, on the south bank of the River Tay directly opposite Dundee.

The Tay Road Bridge gives direct access to Dundee city centre, around 3 miles away, while St Andrews lies around 12 miles to the south-east.

The property sits on the main strip of the High Street. Surrounding occupiers include Scotmid Co-op, The Fifie fish and chip shop and various other local retailers.



High Street, Newport-on-Tay



FIND ON GOOGLE MAPS



Site Plan

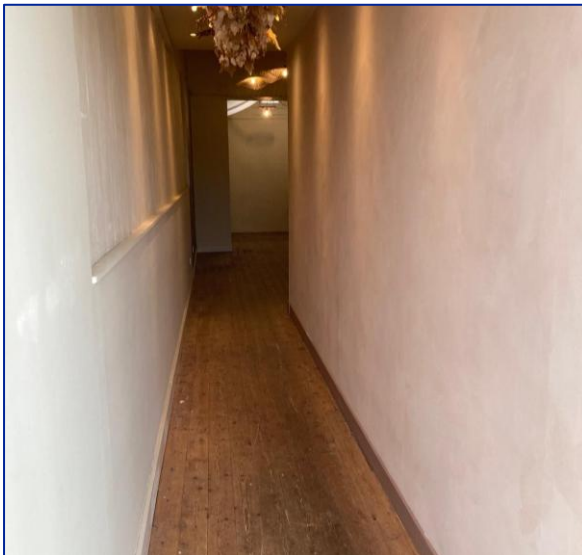
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Description

52 HIGH STREET, NEWPORT-ON-TAY, DD6 8AD



Description

The subjects comprise a ground floor retail unit on the main strip of High Street, Newport-on-Tay, with a glazed display frontage to the street.

The premises are offered in shell condition, ready for an occupier's fit-out, and would suit a variety of uses.

Services

The premises are fitted with water, and electricity.

Accommodation

	m ²	ft ²
Ground Floor	34.34	369
TOTAL	34.34	369

The above areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

The property is available at a rent of £10,000 per annum.

Lease Terms

Available on a new lease for a number of years, with the length of term to be agreed.

Planning

The subjects currently benefit from Class 1A (Shops, Financial, Professional and Other Services) consent.

Interested parties should confirm planning for their intended use with Fife Council.

Rateable Value

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £6,100

The unified business rate for 2026/2027 is 48.1p.

The subjects may be eligible for 100% rates relief.

Energy Performance Certificate

Available on request.

VAT

Unless otherwise stated, all prices quoted are exclusive of VAT.

Legal Costs

Each party will bear their own legal costs. The tenant will be responsible for LBTT and registration dues.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

j.reid@shepherd.co.uk



Oliver Farquharson

oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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