



154-158 High Street, Lochee, Dundee, DD2 3BZ

PROMINENT HIGH STREET POSITION

Tenure	For Sale
Available Size	1,268 sq ft / 117.80 sq m
Rates Payable	£5,179.20 per annum <small>Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£10,400
EPC Rating	Upon Enquiry

Key Points

- PROMINENT TRADING POSITION
- 3 ADJOINING RETAIL UNITS
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EXCELLENT FRONTAGE
- POTENTIAL FOR SUB-DIVISION
- NO VAT APPLICABLE

Description

The subjects comprise three adjoining mid terraced retail units with other occupiers in the parade including a convenience store, public house, hot food takeaway, bakers and a hair salon.

The premises are arranged over ground floor and basement levels and is fitted out for its current use as a dry cleaners. It provides a large serving area to the front with open plan shop / workshop area to the rear and additional staff kitchen and WC facilities. Further storage space is provided within the basement.

Location

The subjects are located on the south side of the busy Lochee High Street in a mixed use and densely populated location. Surrounding occupiers being a mix of local retail, leisure operators and residential properties.

The property is highly visible and has ample free on street parking facilities nearby.

Accommodation

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

Ground Floor - 118 sq m (1,268 sq ft)

There is also a basement of approximately 86 sq m (928 sq ft) which provides additional storage space.

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

154-158 High Street - Shop - £10,400

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

Terms

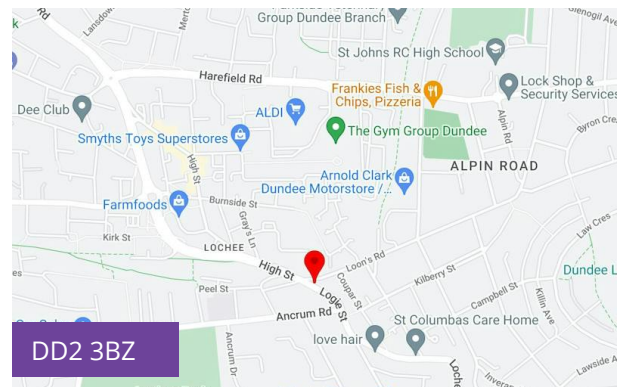
Offers of £150,000 are invited for the heritable proprietors interest.

Energy Performance Certificate

Further details are available on request.

VAT

No VAT applicable.



Viewing & Further Information



Fergus McDonald

01382 225517 | 07900 474406

fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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