

FOR SALE

USE CLASS 11 (ASSEMBLY + LEISURE)

**GRAHAM
SIBBALD**



24 High Street,
Newport-On-Tay, DD6 8AD

- Commercial premises located within the heart of Newport-On-Tay
- Rare Opportunity to Purchase
- Benefits from Use Class 11(Assembly + Leisure)
- No VAT



LOCATION

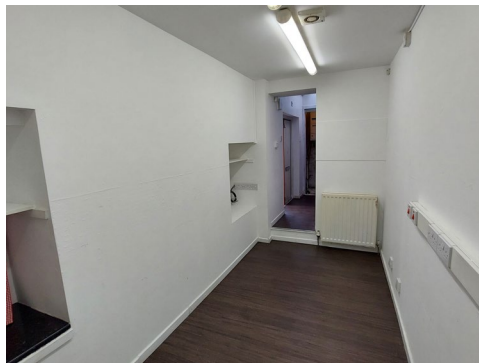
Newport on Tay is a small village located on the south bank of the Tay Estuary which has a resident population of approximately 4,000. The village is located some 4 miles south of Dundee and is accessed from the city by the Tay Road Bridge. The conjoined settlements of Newport on Tay and Wormit stretch along the coastline of the Tay estuary and are almost exclusively confined between the Tay Road and Rail Bridges. Newport on Tay benefits from an attractive High Street, accommodating a small mix of national and local retailers.

The subjects are located on the south side of High Street, within the heart of the retail/commercial area of Newport on Tay. Neighbouring occupiers include Provost Vets, Newport Spar, Hutcheson Podiatry and directly opposite, Sutherlands Hair & Beauty.

DESCRIPTION

The subjects comprise the ground floor of a two storey stone constructed building held under a pitched and slate roof. There is a single storey extension to the rear of the original building held under a flat roof.

There is further accommodation located behind the main property providing, via an external staircase, ground floor commercial space, spread over two areas.



Internally the main building is largely open plan in nature with toilet and storage facilities within. The rear accommodation provides vacant store/office.

There is also attic accommodation providing useful storage space, that may also be opened up into a mezzanine level.

The subjects benefit from Use Class 11 (Assembly + Leisure) and may also suit a variety of other commercial uses, subject to gaining to relevant planning consents. The property has previously been a retail unit and cafe.

ACCOMMODATION

According to our calculations from measurements taken on site we estimate the subjects extend to the following approximate gross internal areas:

AREAS	SQ M	SQ FT
Front Building	75.01	807
Back Building	13.44	145
TOTAL	88.45	952

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £9,200.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.



Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter

TERMS

The subjects are available For Sale with offers invited over £120,000 for the heritable interest.

Further information is available from the Sole Selling Agents.

LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

VAT is not applicable to the sale price

EPC

Available upon request

To arrange a viewing please contact:



Grant Robertson
Director
grant.robertson@g-s.co.uk
07900 265516



Charles Clark
Property Agent
charles.clark@g-s.co.uk
07423 693461

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. 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. Graham + Sibbald 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. Graham + Sibbald 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 Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025