



WESTPORT
PROPERTY
CHARTERED SURVEYORS

TO LET

**102 Nethergate, Dundee, DD1
4EL**

**Offices
636 sq ft**

City Centre Office

- PROMINENT LOCATION
- FLEXIBLE TERMS
- IMMEDIATE ENTRY
- CLOSE TO DUNDEE WATERFRONT

Location

The property is located on the south side of Nethergate, between it's junctions with Union Street and South Marketgait, a busy commercial location directly opposite Dundee's main retail centre – The Overgate.

The main city bus routes run along Nethergate adjacent the property, and a busy city centre taxi rank sits directly opposite.

Nearby occupiers and users include the Overgate Centre – Dundee's main retail centre, many offices, a wide range of retailers and busy licensed premises.

Dundee is Scotland's fourth largest city with a population of approximately 145,000, and an estimated catchment population of approximately 340,000.

Description

The subjects comprise the first and second floors of a three storey end terraced building of traditional stone wall construction under a flat felt roof.

Internally, the premises provide two offices and store at first floor level and a further office, staff room, store and WC at second floor level.

The specification of the accommodation can be upgraded by agreement.

Accommodation

We have measured the net internal area of the accommodation to be as follows:-

Floor	sq m	sq ft
First	32.07	345
Second	27.07	291
Total	59.14	636

Terms

The accommodation is available by way of a new lease on full repairing and insuring terms.

VAT

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

Legal Costs

Each party shall be responsible for their own legal costs in connection with this transaction with the tenant being responsible for any Land & Building Transaction Tax or VAT liability incurred thereon.

Viewing

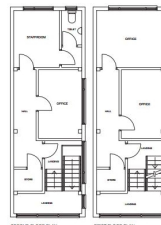
Strictly by appointment by the sole agents.

Rent

On application

Energy Performance Rating

Available upon request.



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Please read carefully: 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) Westport Property 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) Westport Property 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 Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only.
 Date: 14/06/2017