FOR SALE/ TO LET

Established Newsagency Business

46 Bell Street, Dundee, DD1 1HF



- **Excellent opportunity to acquire established newsagents business and property.**
- **Adjacent to Abertay University and Dundee High School.**
- **Offers in the region of £110,000 for property and business.**
- **Rental offers of £6,500 per annum plus premium of £45,000 for business/goodwill.**

VIEWING & FURTHER INFORMATION:

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LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Census 2011).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration, as part of the water front development, has been well documented and the construction of the V & A Museum will help establish Dundee as a major regional centre.

The property is located on the north side of Bell Street on the edge of Dundee City Centre in a mixed residential/commercial location adjacent to Abertay University Campus and Dundee High School. On street car parking is available upon Bell Street. This is a busy location with high levels of footfall generated by both the University and High School.

DESCRIPTION

The property comprises a ground floor and basement newsagents premises trading as 'Bell Street News'.

They are contained within a mid terraced 4 storey, attic and basement building of sandstone construction and with a pitched slate roof over.

The property is accessed via a pedestrian door with automated roller shutter screen protecting the frontage. The accommodation comprises a rectangular shaped sales area with rear W.C. and steps down to a basement storage area.

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ACCOMMODATION

We calculate the net floor area extends to the following:

Ground Floor	-	33.07 sq. m. (356 sq. ft.)
Basement	-	26.35 sq. m. (284 sq. ft.)
Total	-	59.42 sq. m. (640 sq. ft.)

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £5,900.

The unified business rate for 2017/2018 financial year is 46.6p.

As such the property currently benefits from 100% rates relief.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

TERMS

Our client is seeking offers in the region of £110,000 for their business and freehold interest.

Alternatively rental offers in the region of £6,500 per annum for a negotiable term of years is invited.

BUSINESS

Established newsagents business with trading information available to genuinely interested parties.

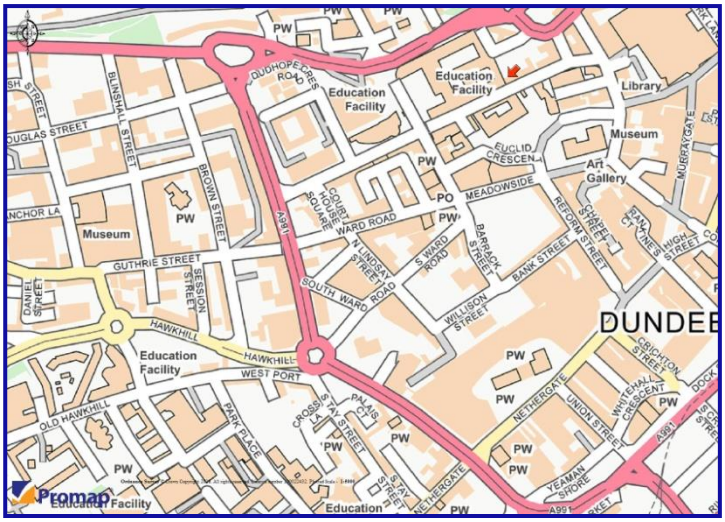
This opportunity offers the purchaser an excellent manageable business which can be operated by a single person. The business currently operates around the university term time.

VAT

Prices are quoted exclusive of VAT if applicable

MONEY LAUNDERING

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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.





VIEWING

For further information or viewing arrangements please contact us on the details below:

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