WESTPORT PROPERTY
CHARTERED SURVEYORS

Restaurant / Cafe, Retail

TO LET



2-4 Forfar Road, Dundee, DD4 7AR

RETAIL / SHOWROOM - PLANNING APPLICATION FOR HOT FOOD CONSENT SUBMITTED

Tenure	To Let
Available Size	2,360 sq ft / 219.25 sq m
Rent	£17,000 per annum ex VAT
Rates Payable	£4,930.20 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£9,900
EPC Rating	Upon enquiry

Key Points

- SITUATED WITHIN POPULAR DISTRICT CENTRE
- NEXT TO MORGAN ACADEMY (APPROX. 1,000 STUDENTS)
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- PROMINENT LOCATION
- ROADSIDE FRONTAGE
- DENSELY POPULATED AREA

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Description
The subjects currently provide a retail showroom with workshop, storage and staff accommodation.

The main walls are of stone and brick construction with slate and flat/mineral felt roof coverings and suspended timber and solid floors. The windows are a mix of timber casement and block glass units. Finishes include suspended ceilings, plasterboard lined walls and ceilings and a mix of floorcoverings.

The subjects may be suitable for alternative uses such as a hot food takeaway. An application for this use has been submitted.

Location
The subjects are located on the west side of Forfar Road, at a prominent corner position at its junctions with Mains Loan and Dura Street, approximately one mile north-east of Dundee city centre.

Forfar Road is a busy arterial route leading from Dundee city centre to the north of the city. This is a mixed residential and commercial area, densely populated with tenement style properties predominating and with a good mixof retail units serving the local neighbourhood.

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

Ground Floor - 133.39 sq m (1,436 sq ft)
First Floor - 58.45 sq m (629 sq ft)
Second Floor - 27.45 sq m (295 sq ft)
TOTAL: 219.29 SQ M (2,360 SQ FT)

Terms
The premises are available on Full Repairing and Insuring terms at a rental of £17,000 per annum.

Business Rates
The subjects have been assessed for rating purposes and are entered into the Valuation Roll at:

RV - £9,900

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

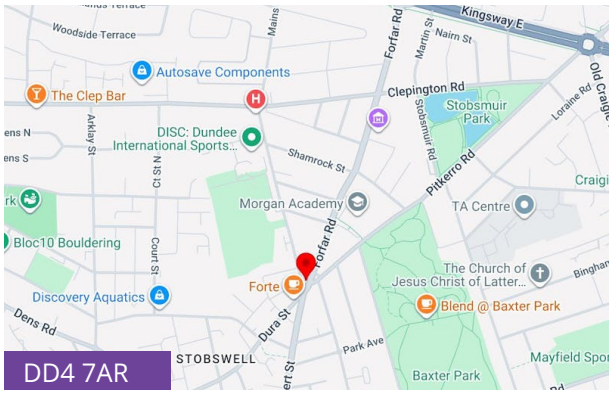
VAT
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Energy Performance Certificates
The subjects have a current EPC rating of 'B'.

Viewing
Please contact the marketing agents on 01382 225 517.







Viewing & Further Information



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