WESTPORT PROPERTY
CHARTERED SURVEYORS

Office, Retail
TO LET



276A Blackness Road, Dundee, DD2 1RZ

ADAPTABLE COMMERCIAL PREMISES

Tenure	To Let
Available Size	400 sq ft / 37.16 sq m
Rent	£10,000 per annum No VAT applicable
Rates Payable	£2,340.60 per annum Qualifying occupiers may benefit from 100% rates relief.
Rateable Value	£4,700
EPC Rating	Upon enquiry

Key Points

- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- CLOSE TO CITY CENTRE
- FLEXIBLE TERMS
- IMMEDIATE ENTRY
- MAY BE SUITALBE FOR ALTERNATIVE USES, SUBJECT TO PLANNING

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Description

The subjects comprise a prominent ground floor commercial premises benefiting from an excellent frontage onto Blackness Road, providing a strong presence and high levels of visibility.

Internally, the accommodation offers a bright and well-presented open-plan retail area, finished with plasterboard walls and ceilings incorporating recessed spotlighting. Natural light is provide via a large single-glazed display window to the front complemented by four glazed rooflights, creating an attractive and welcoming trading environment.

The property further benefits from electric heating, a single-phase power supply, an electrical security shutter, and staff facilities including a kitchenette and WC located to the rear of the premises.

The subjects are suitable for a wide range of commercial uses, subject to the necessary planning consents and statutory approvals being obtained where required.

Location

The subjects are situated in a prominent position on the south side of Blackness Road, close to its junction with Seymour Street in the West End of Dundee a short distance from Victoria Park Primary School and the popular Victoria Park.

Blackness Road is a well-established popular retail location surrounded by a densely populated residential housing.

Accommodation

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

37.15 sq m (400 sq ft)

Terms

The premises are available on full repairing and insuring terms at a rental of £10,000 per annum.

VAT

No VAT applicable.

Business Rates

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

NAV/RV - Shop - £4,700

Entry

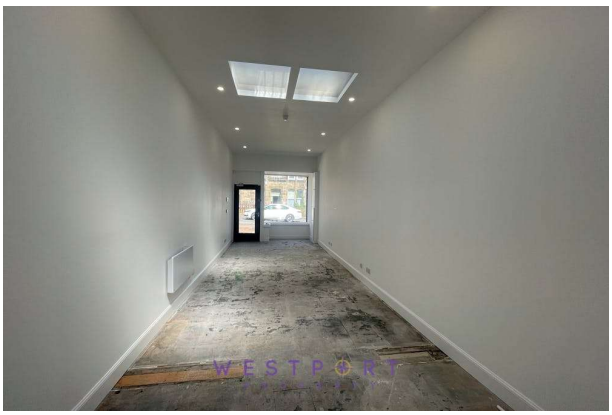
Immediate entry is available.

Energy Performance Certificate

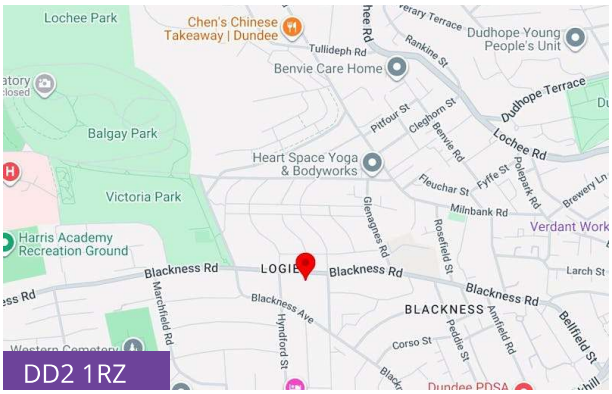
A copy of the EPC is available on request.

Viewings

Please contact the marketing agent, Westport Property, on 01382 225 517.







Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

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