WESTPORT PROPERTY
CHARTERED SURVEYORS

Retail
TO LET



Unit 2, 14 Peter Street, Dundee, DD1 2ET

ADAPTABLE CITY CENTRE COMMERICAL SPACE

Tenure	To Let
Available Size	2,758 sq ft / 256.23 sq m
Rates Payable	£8,814.60 per annum Qualifying occupiers may benefit from a 11.50% discount.
Rateable Value	£17,700
EPC Rating	Upon enquiry

Key Points

- CITY CENTRE LOCATION
- FLEXIBLE TERMS
- LOCATED OFF MURRAYGATE AND SEAGATE
- IMMEDIATE ENTRY

Unit 2, 14 Peter Street, Dundee, DD1 2ET

Description

The subjects comprise a ground floor commercial unit contained within a four storey and attic building of stone wall construction under a pitched and slated roof.

Unit 2 previously traded as a DIY / homeware store. The premises provide substantial retail accommodation arranged internally to provide an open plan front shop area with additional storage, office and WC facilities to the rear.

Natural light is provided by six large single glazed display windows and a glazed recessed pedestrian access door.

Rear access and loading is via a roller shutter door leading to a car parking area accessed off St Andrews Street.

Location

The subjects are located on the north side of Peter Street in the heart of Dundee city centre, in between its junctions with Murraygate, one of the main retailing locations, and Seagate, a busy arterial route in to the city centre.

This is a mixed residential and commercial area, densely populated with tenement style properties predominating. Peter Street is accessed via a pend entrance from Murraygate, with vehicular assess provided from Seagate which has a number of small retail units similar to the subject property.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and both the University of Dundee and Abertay are in close proximity.

Accommodation

The following floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

Unit 2 - 256 sq m (2,758 sq ft)

Terms

The subjects are available on full repairing and insuring terms at a rent to be negotiated.

Rateable Value

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

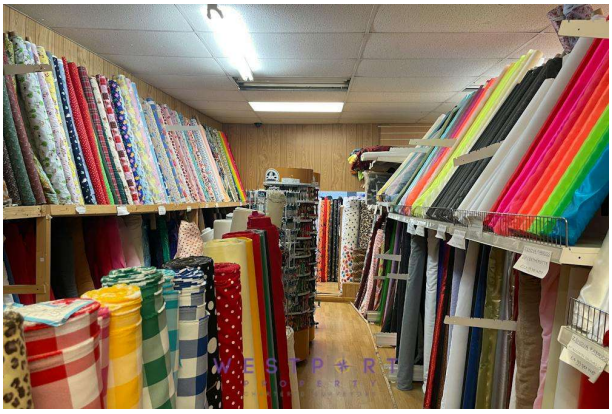
Unit 2 - Shop - £17,700 (i.e. a Liability before relief of £8,513.70)

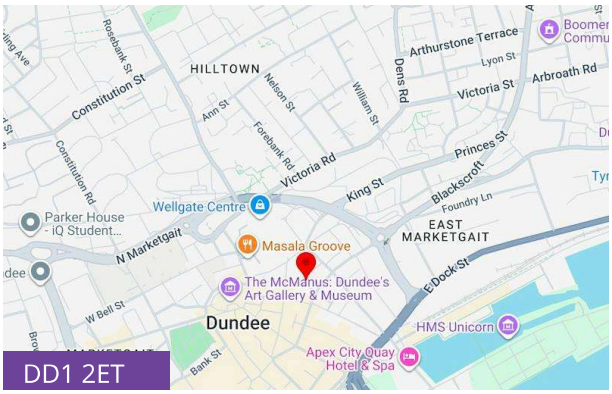
Qualifying occupiers may benefit from 1 11.50% discount under the Small Business Bonus Scheme (i.e. approx £7,534.62 payable) for this financial year.

Energy Performance Certificate

The premises have Building Energy Performance Ratings as follows:-







Viewing & Further Information



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Unit 2 -(E)

VAT

The property is elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs with the purchaser being responsible for any for any Land and Buildings Transactional Tax (LBTT) and Registration Dues incurred in connection with this transaction.