

DM HALL

To Let

Retail Premises in Vibrant
and Popular West End
Location

73 Perth Road
Dundee
DD1 4HY



29.10 SQ M
313 SQ FT

Property Details

- Former barbershop premises
- Prominent university and west end location
- High footfall
- Suitable for a variety of uses
- Qualifies for 100% rates relief
- Rental £10,000 per annum

LOCATION:

Perth Road is a popular and well established hub for local and student residents in Dundee's west end. The subjects are on a busy and sought after pitch of the Perth Road; approximately 0.5 miles west of the city centre and directly south of the University of Dundee.

The property itself is serviced by excellent transport links with numerous bus operators servicing the Perth Road and Dundee Railway Station and Bus Station approximately 1 mile east. Free on-street car parking is available alongside Mid Wynd Car Park directly behind the property.

Within the surrounding area of the property there boasts a variety of commercial occupiers accommodating Dundee's popular cafes, shops, bars and restaurants. Neighbouring occupiers include Tartan Coffee House, Vintage Strings, Rivertown, Piccolo, Babujee, Kwik Fit and The George Orwell.

The location of the subjects is shown on the appended plan.



Property Details

DESCRIPTION:

The subjects comprise a ground floor mid-terraced retail premises within a traditional building of stone construction. This retail unit benefits from a floor to ceiling glazed display window and recently painted frontage and signage.

Internally, the premises is currently fitted out as a modern barbershop with 5 styling stations. To the rear, the unit accommodates a kitchenette/tea prep and single WC. The floors are of vinyl covering and walls have been plastered, part-panelled and painted. The exposed and painted ceiling with a series of triple pendant lighting completes the modern finish.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales and tea prep area	29.10	313

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,700 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property is eligible for 100% rates relief.



Property Details

RENT:

Rental offers of £10,000 per annum are invited on the basis of a new full repairing and insuring lease.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT. For the avoidance of doubt the rent is not subject to VAT.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

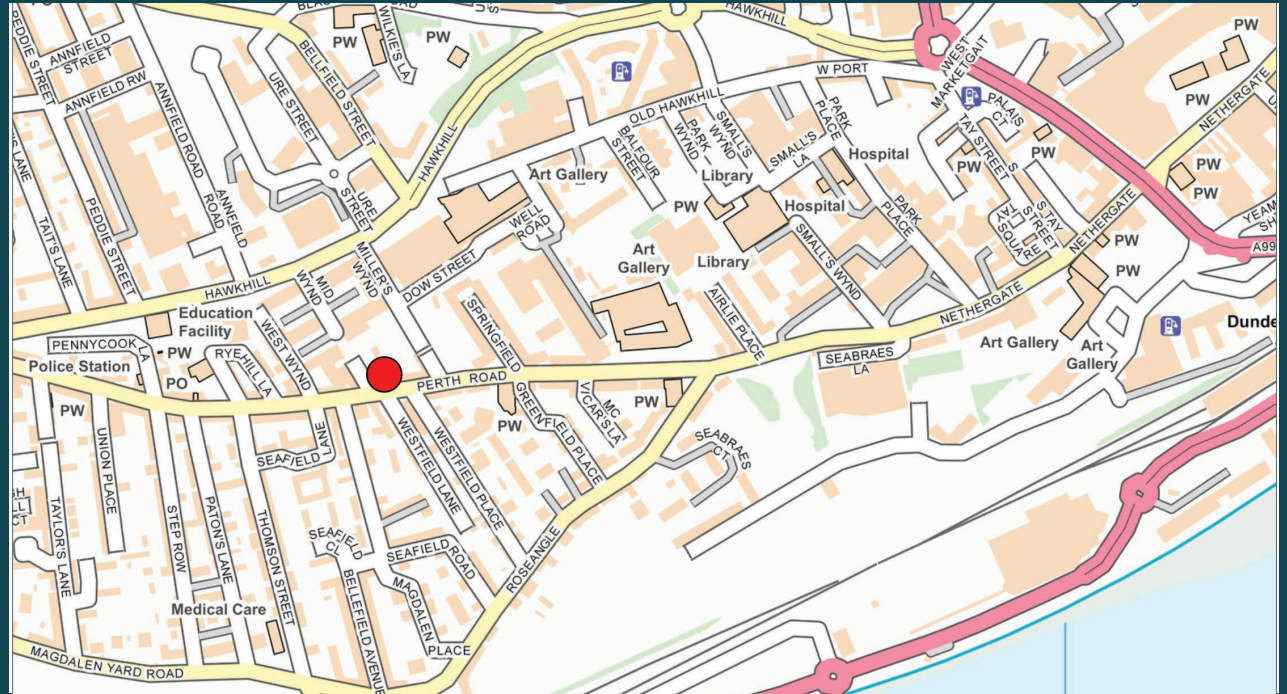
DM Hall Commercial Department
Shed 26, Unit 34 City Quay, Camperdown
Street, Dundee, DD1 3JA

01382 873 100

DM HALL



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RICS



Make an enquiry

DM HALL

DM Hall Commercial
Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA

Sadik Chowdhury
dundeeagency@dmhall.co.uk
01382 873 100

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