



MALL CAFÉ PROMINENTLY LOCATED WITHIN BUSY SHOPPING CENTRE
ADJACENT TO HOME BARGAINS, ICELAND AND SUPERDRUG



TO LET Wellgate Shopping Centre

Dundee, DD1 2DB | 124.02 sq.m (1,335 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The café is situated on the first floor of the Wellgate Shopping Centre located in the heart of Dundee City Centre.

Occupiers within close proximity include Poundland, Home Bargains, Superdrug, Iceland and TJ Hughes. Other occupiers in the development include B&M and The Entertainer Toy Store. In terms of leisure offer, there is a 30,000 sq.ft Xercise4Less gym within the scheme.

The shopping centre benefits from a 600 space covered multi-storey car park.

DESCRIPTION

The subjects comprise a well-established mall café. The premises provide generous customer seating with laminated flooring and open plan kitchen and servery. Customer toilets are in close proximity.

RENT

On application.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £20,000 with effect from 1 April 2017.

RATES PAYABLE

£9,800 (approx. for 2020/21).

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The unit is available on a flexible basis for a term to be agreed.

FLOOR AREA

Measured in accordance with The RICS Code of Measuring Practice (6th Edition) and approx area calculated:-

MALL CAFE

124.02 sq.m 1,335 sq.ft

EPC

Copy of certificate available from the letting agents.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

VIEWING & OFFERS All offers should be submitted in writing to the joint agents.

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