

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

SHOP UNIT

1-3 BALLYDUFF ROAD
CARNMONEY
BT36 6PA

c. 110m² (1,063ft²)



CONTACT:

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McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS

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LOCATION

- The subject unit occupies a highly prominent location within an established retail parade at the junction of Ballyduff Road and Carnmoney Road in Carnmoney Village.

DESCRIPTION

- The retail parade services a wide residential area in the Carnmoney area. Other uses in the parade include Dundee Chemists, hairdressing salons, butcher, florist, fruit & veg and newsagents.
- The unit provides a rectangular shaped sales area, which is finished to include aluminium shop front, ceramic tiled floor, plastered and painted walls and ceilings with strip fluorescent lighting.
- There is an abundance of customer car parking to the front and rear of the unit.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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LEASE DETAILS

Term:

Negotiable, subject to a minimum of three years.

Rent:

£10,000 per annum, exclusive.

Rent Reviews:

Upward only every three years.

Repairs & Insurance:

The tenant will be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

Service Charge:

A service charge will be levied to cover upkeep of communal areas in the retail parade.

Availability:

By Arrangement

VAT:

All prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

ACCOMMODATION

Description	Area
Internal Frontage	Approx - 10.05m ² (33ft ²)
Sales Area	Approx - 91.68m ² (968ft ²)
Store	Approx - 8.79m ² (95ft ²)
WC	
Total Net Internal Area	Approx - 110.52m² (1,063ft²)

RATES INFORMATION

We are verbally advised by Land and Property Services that the rateable value of the premises is:-

Rateable Value £5,900

Rate in £ 2019/20 = £ 0.58936

Rates Payable 2019/20 = £2,782 (including Small Business Rates Relief)

EPC

