

"THE HIGH CORNER" 53 KINGHORNE ROAD, DUNDEE, DD3 6PR

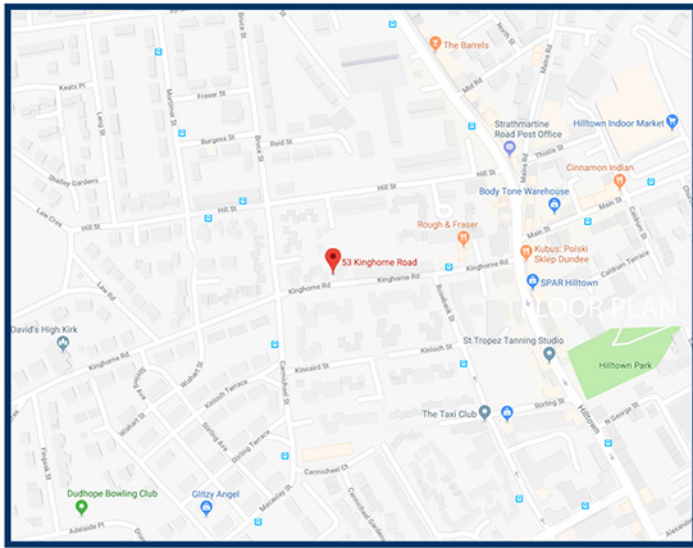


FREE OF TIE PUBLIC HOUSE

The subjects are situated on the North side of Kinghorne Road within the densely populated area of Hilltown, close to Dundee city centre. Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen to the North and Edinburgh to the South with a resident population of approx 155,000 with a further catchment of 235,000.

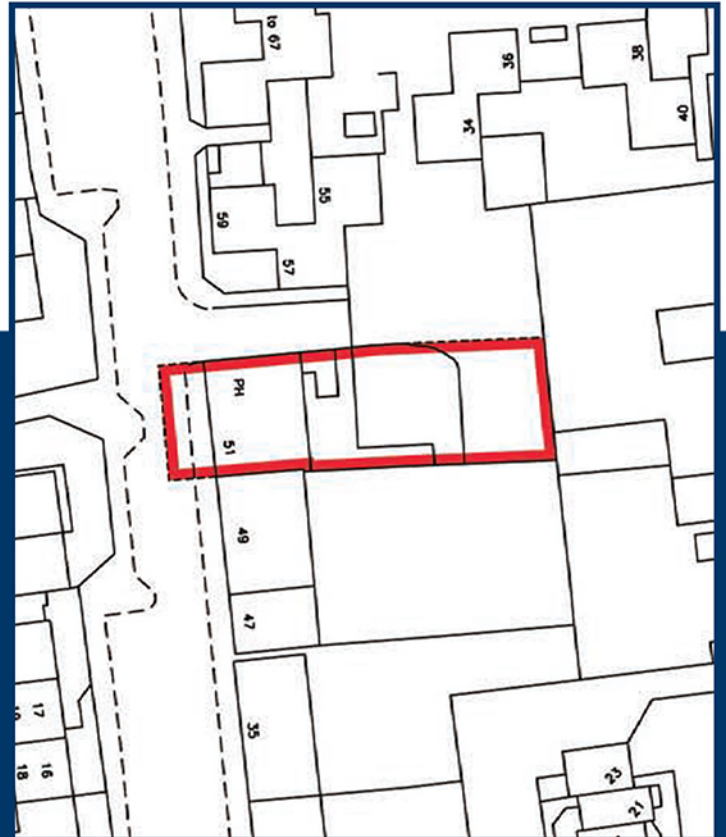
Dundee is Scotlands fourth largest city and is the regional centre for employment, retail & services within Tayside.

- Fully Fitted Public House
- Free of Tie
- Extensive Property
- Situated in Dense Residential Area
- Ground Floor & Basement
- £15,000p.a.x



Location

Dundee is well known for its technological capabilities with a vast number of I.T firms based in Dundee along with their strong ties to Dundee University, widely recognised as a centre of excellence.



Subjects

The subjects comprise a ground floor and basement public house occupying the gable end of a 4 storey traditional sandstone building surmounted by a pitched tile roof. The subjects are accessed via 2 separate entrances from Kinghorne Road with cellar entrance to the West elevation. Internally the subjects benefit from bench and loose seating for approx 45 persons surround the main bar, with male and female w.c. facilities along with staff tea prep area to the rear.

The cellar provides main storage for the bar with general storage and chiller room. The subjects would benefit from a general redecoration.

NAV/RV

The subjects have been assessed and entered onto the valuation roll with the following NAV/RV;

£15,100

The subjects may benefit from rates exemption following rates appeal by the incoming tenant.

PROPOSAL

The subjects are available to let on a new full repairing and insuring lease for a negotiable term for £15,000p.a.x. Our client will also consider offers for their freehold interest.

V.A.T.

All prices and premiums quoted are exclusive of V.A.T.

E.P.C.

Available on request

Jas Aujla
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