

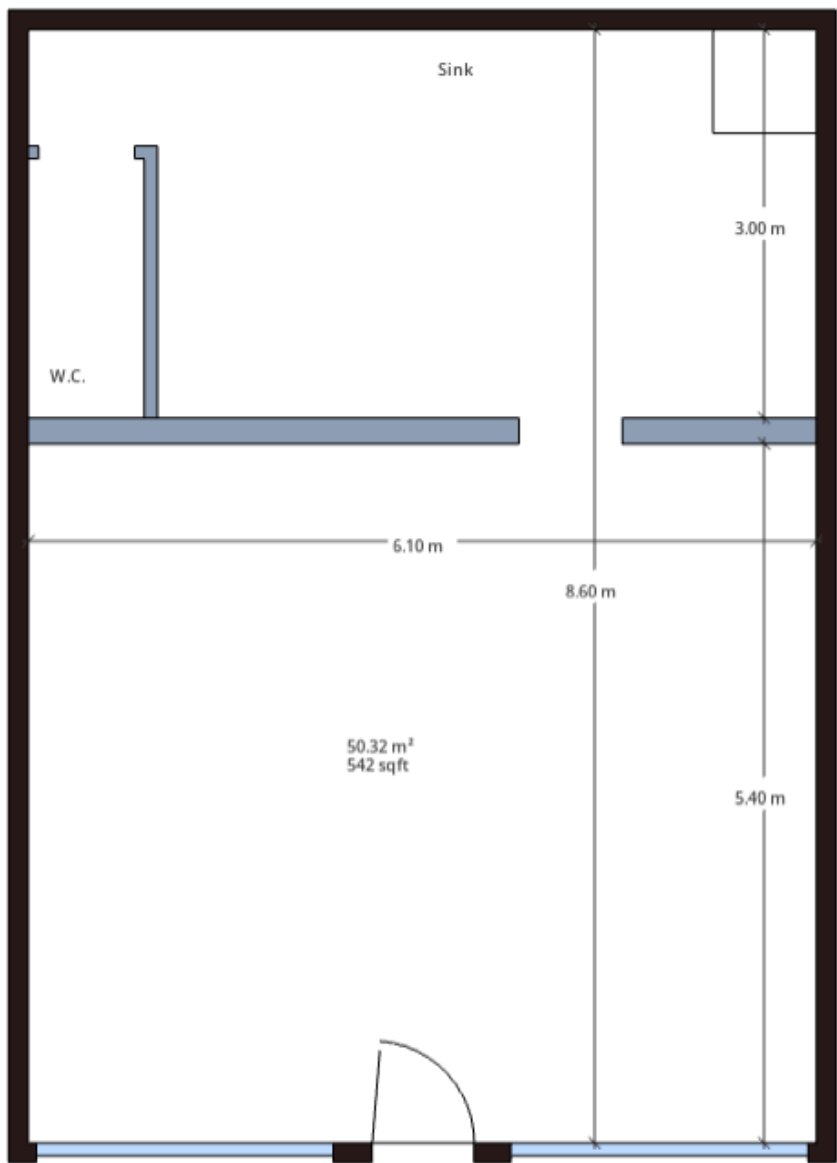


120 Logie Street, Dundee, DD2 2PY  
Class 1A – Retail / Salon / Clinic

VAT & RATES FREE

To Let  
50.3 m<sup>2</sup> (542 ft<sup>2</sup>)

**SMART**&CO.  
surveyors & property consultants



## Location & Description

An excellent opportunity to lease a highly visible ground floor commercial unit located within a busy mixed-use area of Dundee. Positioned on the well-established Logie Street, the property benefits from strong passing traffic, excellent frontage and convenient access to Dundee city centre, universities and surrounding residential districts.

The subjects extend to a spacious open-plan retail / office area with additional rear accommodation suitable for storage, treatment rooms, office use or staff facilities. The property has previously been utilised as a salon and would suit a variety of commercial uses, subject to the appropriate consents. Internally, the premises offer bright and flexible accommodation with large front display windows providing excellent natural light and strong branding potential. The adaptable layout makes the property suitable for retail, professional services, beauty, studio, café or creative workspace use.

## Key Features

- ✓ Prominent ground floor commercial premises
- ✓ Excellent frontage onto Logie Street
- ✓ Flexible open-plan layout
- ✓ Suitable for a range of uses (subject to consent)
- ✓ Large display windows and good natural light
- ✓ Rear storage / staff accommodation
- ✓ Kitchenette and WC facilities
- ✓ Close to Dundee city centre and local amenities
- ✓ On-street parking nearby

## Business Rates

£4,600 – hence qualifies for full exemption from Business Rates.

## Rent & Lease Terms

The property is available for a duration and on terms to be agreed. The quoting rent is from £600 per month.

## Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

## SATNAV

Postcode is DD2 2PY

## VAT

The premises are NOT elected for VAT, so NO VAT will be charged on the rent.

## Viewings / More Information

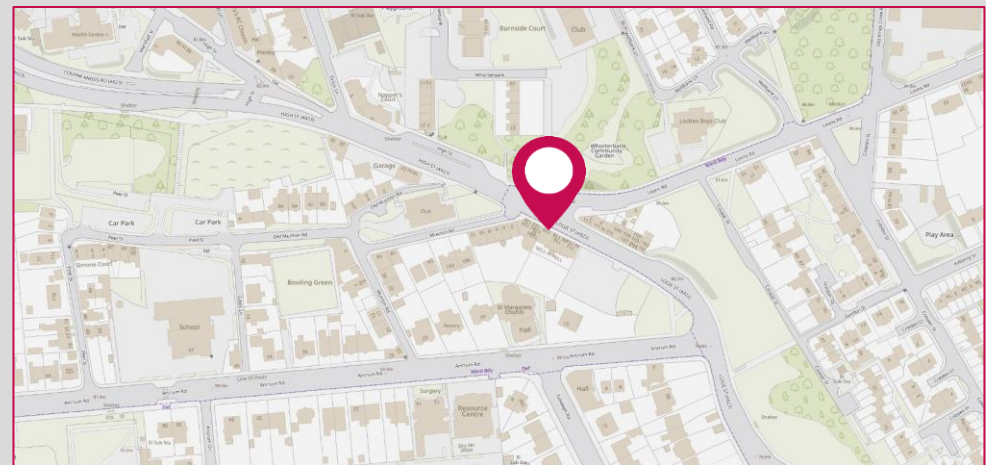
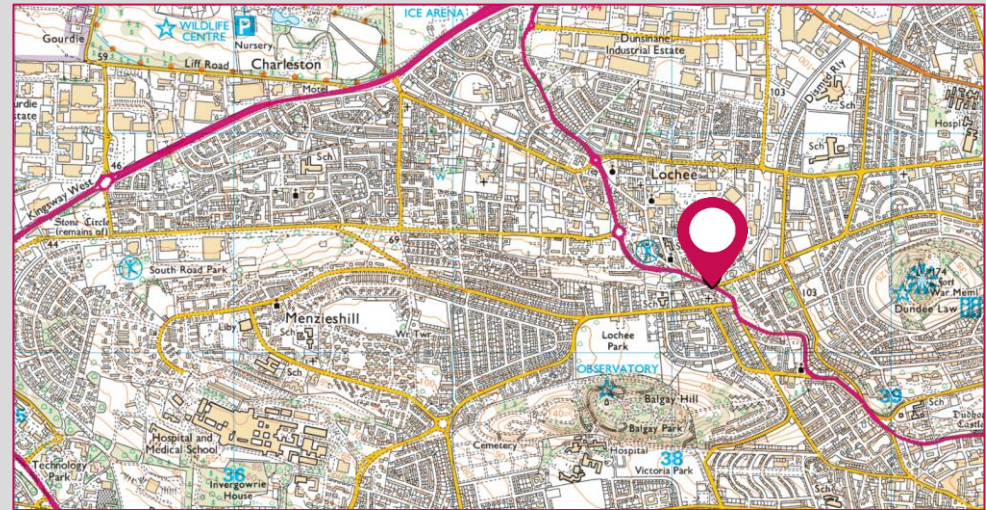
All enquiries to the letting agents:

**Doug Smart** 07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan** 07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)



## SUMMARY

Specification : *Prominent roadside shop in busy Lochee area of Dundee*

Availability : *Immediately*

Rent : *From £600 per month (No VAT)*

Size : *542 ft<sup>2</sup>*

EPC : *"B"*

Rateable Value : *£4,600 – Qualifies for Full Rates Exemption*

Legals : *Each Party to pay their own costs*

Viewings : *by arrangement with the Agents*

01738 318 100 | [smartandco.co.uk](http://smartandco.co.uk)

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

**SMART**&CO.  
surveyors & property consultants