



**SIGNIFICANT POTENTIAL FOR
SOCIAL DISTANCING
CONTACT FOR A "TOUR"**



TO LET READING ROOMS

**NIGHTCLUB WITH CASUAL
DINING/CAFE BAR POTENTIAL**

- **Iconic Independent Venue – 50m from Dundee City Centre**
- **Requires phased external/internal investment, landlords' contribution potential**
- **Significant but underdeveloped Garden Area – basement kitchen option**
- **Net Internal Floor Area: 260M**
- **Capacity Potential for up to 350-400 subject to effective configuration**
- **Potential Roof Extension – 1 or 2 Storeys**
- **Car Parking Options**
- **Asking Rent on application**
- **Extremely Dog Friendly Potential**



THE READING ROOMS BLACKSCROFT, DUNDEE, DD4 6AY



**Blackscroft Property Co.
Limited**



Garden Development Potential

The Reading Rooms

The Reading Rooms (*it's been the name above the door since 1908!*) over the past 15 years built a stellar worldwide reputation amongst the cognoscenti of the underground. It focussed on accentuating and reinforcing the quality of the music played at what is an amazing venue both architecturally and for acoustics.

However plans to invest to upscale the venue by the former tenants have faltered due to causal financial and operational issues and there is now an option for an operator to develop the added value service offerings that would allow the Reading Rooms to continue either as Nightclub or a Casual Dining/Music venue.

This investment would also see the extensive Garden Area refurbished to include an integral external kitchen set up, supported by a prep area, which will make use of previously redundant library book storage area.

And when completed it will be the only authentic open Garden Space (very dog friendly) in the City Centre. And will then allow the Reading Rooms to cater for whoever wants

to come along day time, night time, weekends, dog friendly, al fresco dining and entertain friends and family. And also for new customers who are now visiting the surrounding amenities now open and trading.

Specific investment requirements

- **Commercial Kitchen (inside & in Garden)**
- **Ventilation**
- **New Heating**
- **Upgraded & Expanded Garden Area**

Medium to long term there is the opportunity subject to Planning to add a 1 or 2 storey roof extension (see visual schematic



It's Back Story

Feted by many, many influential music critics

The Reading Rooms, with its cool industrial interiors, is a leading light in Scotland's underground club scene. This former library is a hotbed of creativity and home to a bespoke music collective offering a smorgasbord of musical styles - including electro, dubstep, reggae, funk and soul, techno and rockabilly - that amalgamate to an inimitable party atmosphere with live music and off-the-hook beats.

Where to Travel in 2018, From Shanghai to Scotland's Coolest City

A coastal college town, Dundee has emerged as Scotland's coolest city (especially see the old public library turned underground club).

Wall Street Journal October 2017

The Reading Rooms Changed Nightlife in Dundee Forever

And that club is the Reading Rooms, the self-deprecatingly self-styled 'small town club' with a big reputation. "I love the imposing slab of Edwardian stone the club's built into. In a past life it was a reading library created to improve the Blackcroft district of the city, which was considered by some as 'sordid.'"

Vice Magazine February 2016 (Quote Duncan Barton)

It's History

The Reading Rooms is in fact the former Grade B St Roques Library designed by the renowned Dundee architect James Thomson and this is perceived to be very much an asset and which empathetic improvement works will only accentuate its inherent beauty. His compact symmetrical single-storey ashlar library is testimony to how he maximised an unusual site configuration to deliver the combined Library and Gardens. These past 40 years it has been a nightclub, bar then latterly a nightclub. Plans have been developed recently to make use of the extensive gardens and ambient location.



The Opportunity

There has seen an investment upsurge within the immediate vicinity; the major Indigo Hotel and Staybridge Apartments have just opened across the road with a further Leisure Development envisaged.

Also a 200 Dwelling Housing Development is waiting a start date within 100M and the Reading Rooms is the first and last Café/ Bar for each of these.

Also adjacent is the Gallagher Retail Park and the Dundee Leisure Centre. So the development potential for the area is therefore extremely positive in the medium to longer term with more Housing and Leisure Developments planned.

And there is an opportunity to add a 1 or 2 storey extension subject to Planning.



The Assets

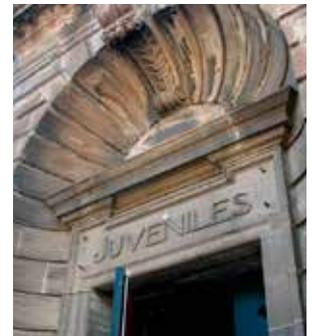
The subjects comprise the internal Reading Rooms Bar/Seating area and a larger Dance Floor accessed easily. Externally there is a large garden area with tangible development potential as it's the only garden area this side of the City Centre. The subjects could be readily reconfigured to suit any tenants specific requirements.

Garden with basement option for kitchen





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Rateable Value - £22,500.00

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £22,500

The rate poundage for 2020/2021 is 49.8p (less General Rate Relief of 1.6%) exclusive of water and sewerage.

Accommodation - TBCF

By our calculations the subjects extend to:

	Bar Area	Dance Floor	Garden	Total
Square Metres	110sqm	150sqm	150sqm	410sqm

The foregoing areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Terms

Our client is seeking offers to lease on Full Repairing and Insuring basis for 10 years. Landlord's contribution available subject to negotiation/tenant's covenant.

VAT

All prices exclude VAT.

Legal Costs

The ingoing tenant will be responsible for our clients reasonably incurred legal costs and any Land and Building Transaction Tax.

Energy Performance Rating

The property is currently G but is being assessed for an up to date EPC rating.

Contacts

Scott Robertson
J&E Shepherd Chartered Surveyors
Email: s.robertson@shepherd.co.uk
Mobile: 07880 502 651



Derek Souter
Blackcroft Property Company Ltd
Email: derek@djscm.com
Mobile: 07850 081188

