



This compact and highly visible retail unit offers an excellent opportunity for a small business looking to establish a presence in a desirable trading location



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Situated on the bustling High Street of Newport on Tay, this compact and highly visible retail unit offers an excellent opportunity for a small business looking to establish a presence in a desirable trading location. The property benefits from a prominent High Street position, enjoying consistent local footfall from residents and visitors exploring the town's amenities.

THE SHOP



The unit extends to approximately 43 square metres, providing a well-proportioned retail sales area that is ideal for boutique retail, professional services, or speciality food and drink operators. The internal layout is open and flexible, allowing occupiers to configure the space to suit their specific business requirements.



The property also benefits from excellent street-level display frontage, offering strong branding and marketing potential. Nearby businesses, local amenities, and convenient transport links help support consistent customer flow throughout the day.

This is an excellent opportunity for businesses seeking an affordable yet prominent High Street presence in a growing coastal community.

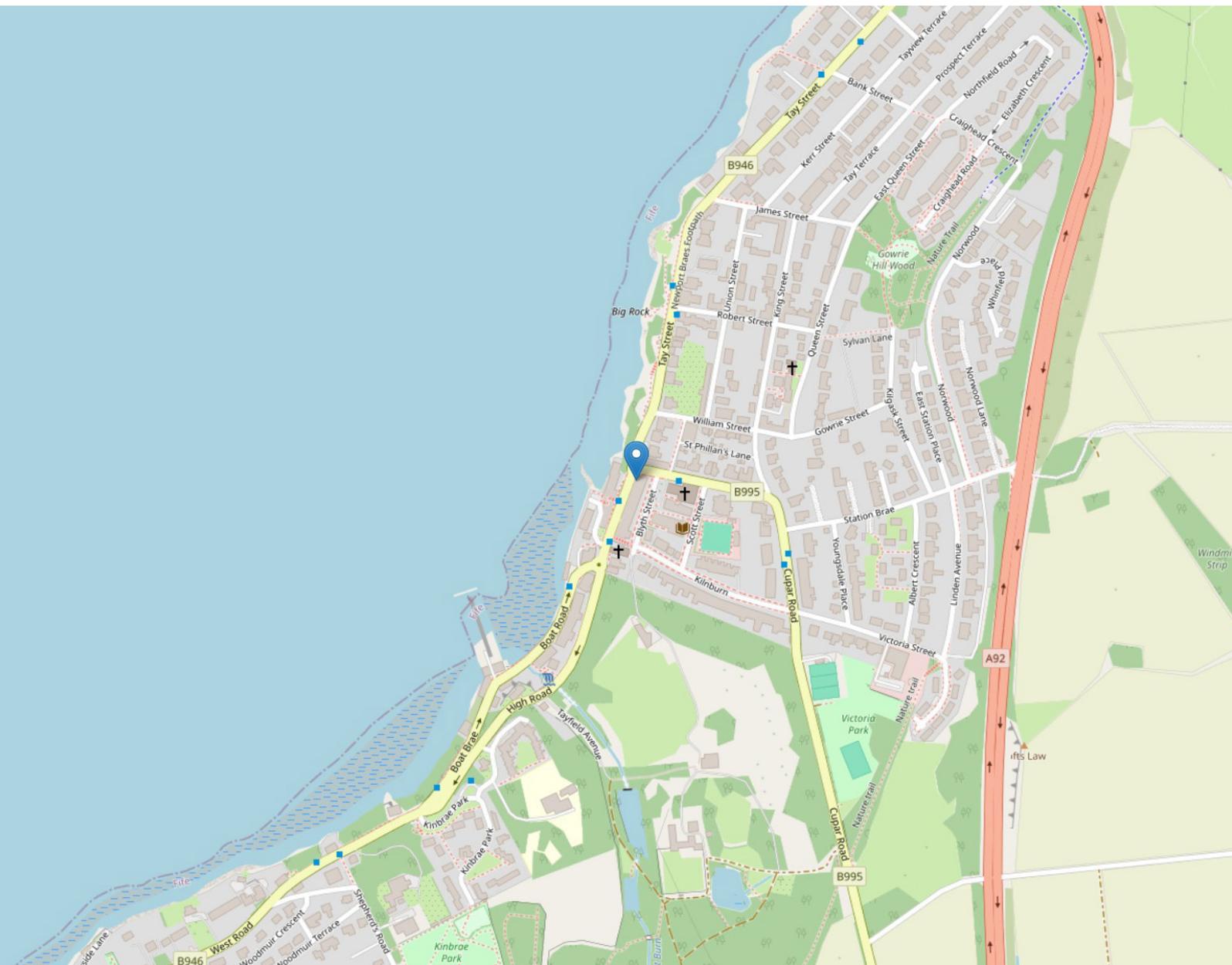
EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Newport on Tay is nestled along the banks of the River Tay and offers a perfect blend of coastal charm and countryside tranquillity. Perched on the northern shore of the river, Newport on Tay boasts panoramic views that stretch across the sparkling waters, capturing the essence of Scotland's natural beauty. From the iconic Tay Rail Bridge standing majestically in the distance to the gentle ebb and flow of the tides, every glance outwards paints a picture of serenity and awe.





Despite its peaceful ambience, Newport on Tay is far from remote. The village boasts a thriving community with a range of local amenities, including charming cafes, artisan shops, and recreational facilities, ensuring that every need is catered to within easy reach. Outdoor enthusiasts will find themselves spoiled for choice with a plethora of activities at their doorstep. Whether it's exploring the nearby countryside trails, teeing off at one of the nearby golf courses, or simply enjoying a leisurely boat ride along the river, Newport on Tay offers endless opportunities for adventure and exploration.

With its convenient proximity to the bustling city of Dundee and excellent transport links, Newport on Tay provides the perfect balance of rural tranquillity and urban convenience. Whether you're seeking a peaceful retreat, a close-knit community, or simply a slice of coastal paradise to call your own, Newport on Tay invites you to discover the true essence of Scottish living.



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