

TO LET

**HIGH QUALITY TRADE
COUNTER / INDUSTRIAL
UNIT**

- > ESTABLISHED TRADE COUNTER LOCATION
- > EXCELLENT LOCATION FRONTING BUSY MAIN ROAD
- > CLOSE PROXIMITY TO KINGSWAY
- > NEW ROOF RECENTLY INSTALLED
- > GENEROUS CAR PARKING
- > GIA: 535 SQ M (5,759 SQ FT)
- > RENTAL OFFERS ON APPLICATION



(UNIT 1), 119 CLEPINGTON ROAD, DUNDEE, DD3 7NU

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LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 Kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre

The subjects are located within an established trade centre on the north side of Clepington Road, a main thoroughfare to the north of the City Centre. There are a number of established occupiers within the development including Dingbro t/a Auto Save Components, CTD Tiles and Highland Industrial Supplies.

The site is located adjacent to Barratt Homes Kieller's Rise housing development which will provide a combination of houses and flats totalling around 220 units.

DESCRIPTION

The subjects comprise an end terraced trade counter unit, of steel frame construction with block walls, metal cladding and a pitched profile metal sheet roof.

The property features a metal framed and glazed pedestrian door to the front, with delivery access to the rear.

The development benefits from substantial private customer car parking to the front of the premises. The property is currently equipped as a trade counter but offers the opportunity to be converted into a range of commercial uses, subject to the relevant planning consent.

The subjects have recently had a new roof installed by the landlord.

ACCOMODATION

The gross external area extends to approximately: 535 SQ.M (5,759 SQ.FT).

The foregoing areas have been calculated on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Practice. (6th Edition).



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EPC

Available upon request

RATEABLE VALUE

The subjects have been accessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £37,600

The unified Business Rate for 2024/2025 is 49.8 pence exclusive of water and sewage.

LEASE TERMS

The property is available on traditional full repairing and insuring terms for a negotiable period.

Rental Offers on application.

VAT

Prices quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26th July 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

SERVICE CHARGE

Ingoing tenants will be liable for a service charge, details of which will be made available to interested parties.



For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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