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to let

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Former car showroom and bodyshop

LOCHEE ROAD, DUNDEE DD1 5AN

426.5 sq m (4,591 sq ft) - **1,754.6 sq m** (18,887 sq ft)



- Prominent site
- Extensive yard area
- Modern and flexible units
- Potential for alternative use
- Fitted out car showroom & garage

Telephone: **0131 247 3800**

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LOCATION

Dundee is Scotland's fourth largest city, with a catchment population of over 500,000 and is situated on the east coast of Scotland overlooking the Tay Estuary. Dundee enjoys excellent road networks to the north via the A90 and A92, and west to Perth via the A90 with links to the country's motorway network. The East Coast rail line also provides access to the UK rail network, with Dundee city railway station. In addition to the International Airport at Edinburgh, Dundee has its own Airport with scheduled 75 minute flights to London City.

The property occupies a prominent position a short distance from Dundee City Centre. This area of the city is experiencing rapid regeneration centred on the University and Cultural Quarter and hence the location provides scope for alternative uses, including retail, trade and trade counters.



DESCRIPTION

The site consists of a purpose built car dealership and mechanics garage and ancillary mechanics unit. The car showroom is housed within a large free standing unit of steel portal frame with brick walls and steel sheet roofing incorporating translucent roof light panels and fluorescent strip lights. To the front of the building is a car showroom with tiled flooring, glazed rolling walls to allow car display and auxiliary office space on both the ground and mezzanine levels. A fitted workshop and parts store is located to the rear of this with 10 car lifts and exhaust extraction units. This is accessed via 7 roller shutter doors of which 2 are electrically operated. These are both heated via ceiling mounted gas radiant heaters.

There is an additional unit on the site previously used as the ancillary mechanics bodyshop. The building is also of steel portal construction with brick walls and sheet metal roofing incorporating translucent roof light panels and fluorescent strip lights with the benefit of a roller door. This unit can be accessed via the main yard or from an additional gate off Ash Street, this allows this unit to be easily split from the main site.

Externally the site is laid in tarmac and provides parking. The site enjoys a secure compound with high fencing on the outskirts of the site which extends to 2.55 acres (1.032 ha) providing ample yard space.

ACCOMMODATION

Description	Area (sq ft)	Area (sq m)
Car Showroom & Mechanics Garage (GIA)	14,296	1,328.1
Ground Floor Office (NIA)	1,075	99.9
Mezzanine Floor Office (NIA)	2,012	187
Bodyshop (GIA)	4,591	426.5
TOTAL (GIA)	18,887	1,754.6

PLANNING

The property is ideally suited for continued automotive uses, although offers potential for other uses, subject to the necessary consents.

For further information please contact Myrium Hengesch at Savills planning department on (0141 222 4104).

RATEABLE VALUE

We have been verbally informed that the premises are entered in the Valuation Roll by The Tayside Valuation Joint Board as £118,200.

The Uniform Business Rate in Scotland for the year 2009-10 is 48.1p in the pound. Where the Rateable Value is greater than £29,000, there is a supplement of 0.4p, bringing the total amount payable to 48.5p.

LEASE TERMS

The premises are held on an existing lease expiring 30th November 2020 at a passing rent of £173,891 per annum and is available to assign or sub-let.

Further information can be requested through the letting agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. The ingoing tenant will also be responsible for any stamp duty land tax, registration dues and VAT thereon.

VAT

All prices, rents and outgoings are quoted exclusive but may be liable for VAT.

ENTRY

Date to be mutually agreed.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents:

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