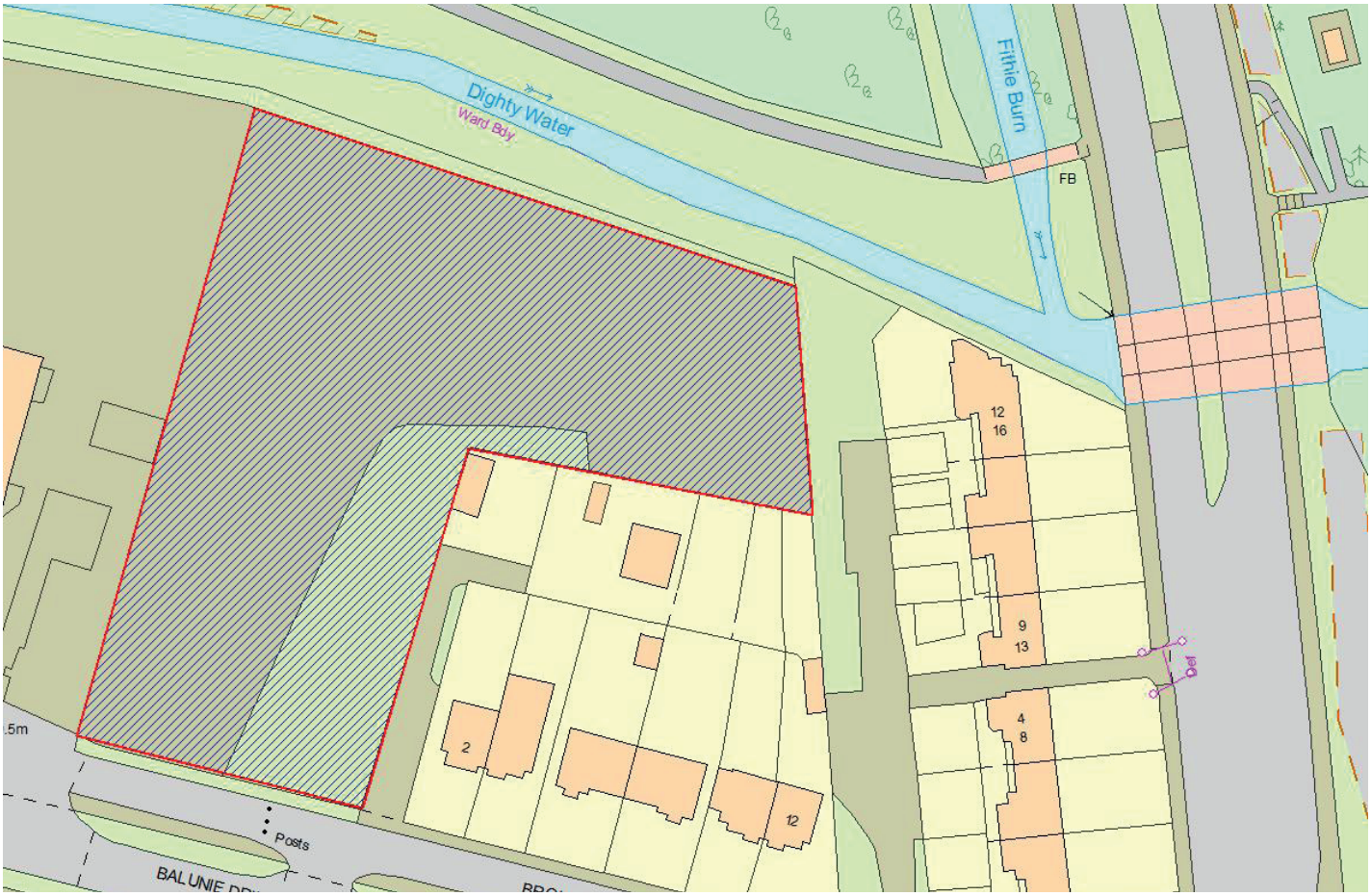
TO LET

YARD/EXTERNAL STORAGE

GRAHAM SIBBALD



Yard, Balunie Drive, Baluniefield Road, Dundee, DD4 8SZ



- Extends to approx. 1.25 acres.
- Substantial secure yard.
- Located nearby the Kingsway A92.
- Level, hard standing surface.





LOCATION

Dundee is Scotlands fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the countrys population within 90 minutes' drive time.

The subjects are located on the north side of Balunie Drive. The yard is situated within a mixed commercial and residential area. The site is approximately 4 miles from the city centre. Neighbouring occupiers include Harry Lawson Transport Ltd. And Kenway Tyres.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a vacant site of regular configuration with potential for builders yard/external storage use. There is private gated access to the site directly off Balunie Drive.

The subjects benefit from a secure entrance through double leaf steel gates, with a mix of palisade fencing and brick wall with razor wire around the extent of the site. The access is wide enough for large machinery.

AREAS

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the area to be as follows:-

1.25 ACRES / 0.50 HECTARES.

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £10,900. All potential occupiers should satisfy themselves regarding rateable values.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

The occupiers of the premises may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme. We recommend that interested parties make enquiries with the assessor in this regard.

LEASE TERMS

The subjects are available on standard commercial terms for a term to be agreed. Rental offers in excess of £10,000pa will be considered.

EPC

N/A.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald;

To arrange a viewing contact:



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GRAHAM SIBBALD

Euan Roger
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2018