TO LET

Trade Counter



Unit 3, 119 Clepington Road, Dundee, DD3 7NU



- **Excellent location facing major distributor road.**
- **Established trade counter location.**
- **Car Parking.**
- **Rent: £40,000 (ex Vat) Per Annum.**
- **GIA 523 sq m (5,630 sq ft).**

VIEWING & FURTHER INFORMATION:

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LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Census 2011).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration as part of the water front development has been well documented and the opening of the V & A Museum in September 2018 is expected to significantly increase tourism and will help 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 Whittons Flooring, George Boyd, Auto Save and Highland Industrial Supplies along with a number of local retailers.

DESCRIPTION

The subjects comprise a mid terrace trade counter unit, of steel frame construction, with block walls, metal cladding, and a pitched roof.

The property has 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 consents.



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AREA
We calculate the subjects extend to 523 sq m (5,630 sq ft).

This has been calculated on a gross internal area basis in accordance with RICS Property Measurement Professional Statement (First Edition, May 2015) incorporating the International Property Measurement Standards and the RICS Code of Measuring Practice (Sixth Edition).

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

Net and Rateable Value: £37,100.

The Unified Business Rate for the financial year 2018/2019 is 48 pence exclusive of water and sewerage.

PROPOSAL
Our clients wish to lease the property for a term of years to be negotiated.

Offers in excess of £40,000 are invited.

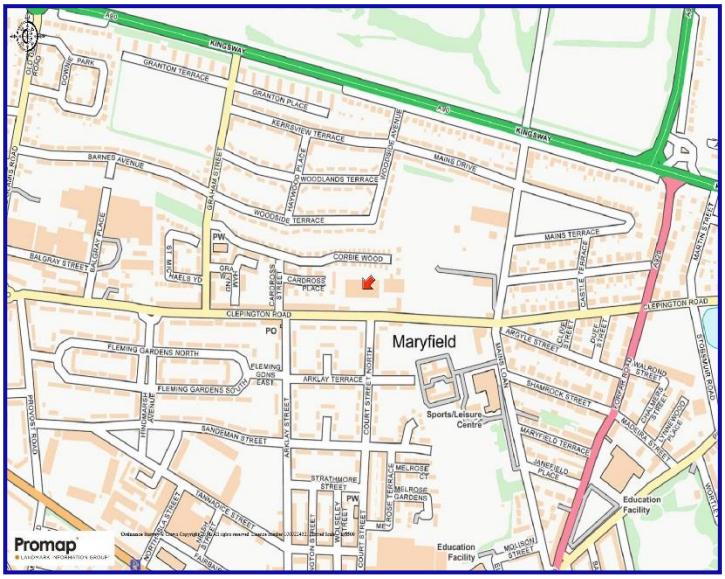
ENERGY PERFORMANCE CERTIFICATE
Awaiting assessment.

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

VAT
For the avoidance of doubt any rent and service charge amounts quoted are exclusive of VAT which will be charged at the current rate.

PROFESSIONAL FEES
Both parties shall be responsible for their own legal costs with the ingoing tenant assuming responsibility for LBTT and registration dues.

MONEY LAUNDERING
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on 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.





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

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