



49-65 Trades Lane, Dundee, DD1 3EW  
ADAPTABLE CITY CENTRE COMMERCIAL ACCOMMODATION

Tenure	To Let
Available Size	5,507 sq ft / 511.62 sq m
Rates Payable	£15,587.40 per annum
Rateable Value	£31,300
EPC Rating	Upon enquiry

### Key Points

- LOCATED WITHIN THE HEART OF DUNDEE WATERFRONT RE-GENERATION AREA
- FLEXIBLE TERMS
- PROMINENT TRADING POSITION
- MAY SUIT A VARIETY OF COMMERCIAL USES
- IMMEDIATE ENTRY
- FRONTING ON TO MAIN ARTERIAL ROUTE

## Description

The subjects comprise a substantial ground floor commercial unit contained within a 2 storey plus attic stone constructed building under a pitched roof. A single storey extension with pitched concrete sheet clad roof over has been added to the rear of the building to create the main workshop accommodation.

The subjects benefit from an extensive glazed frontage to both East Dock Street and Trades Lane and as such may suit a variety of commercial uses.

Internally, the accommodation comprises a mixture of showroom, storage and workshop space. There are two pedestrian access points on the Trades Lane elevation along with a further two vehicle access roller doors.

## Location

Dundee is Scotland's fourth largest city with an estimated population in the region 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 country's population within 90 minutes drive time.

The subjects themselves are located on the junction of East Dock Street and Trades Lane, within the heart of the on-going Dundee Waterfront Regeneration. Neighbouring occupiers are a mixture of commercial users including the Apex Hotel and Machine Mart and Dundee Bus Station. To the south of the subjects is the City Quay area which includes a mixture of commercial, leisure and residential facilities. The Victoria & Albert and the proposed Eden Project are also located close to the subject premises.

## Accommodation

In accordance with the RICS Code of Measuring Practice we understand the gross internal floor areas of the subjects extends as follows;

511.6 SQ. M. / 5, 507 SQ. FT.

## Terms

The subjects are available on an Internal Repairing Lease at a rental to be agreed. Further information is available from the marketing agents.

## Business Rates

The subjects are currently entered in the Valuation Roll with a Net and Rateable Value of £31,300. The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage rates.

Any new occupier would have the right the appeal this rating assessment.

## VAT

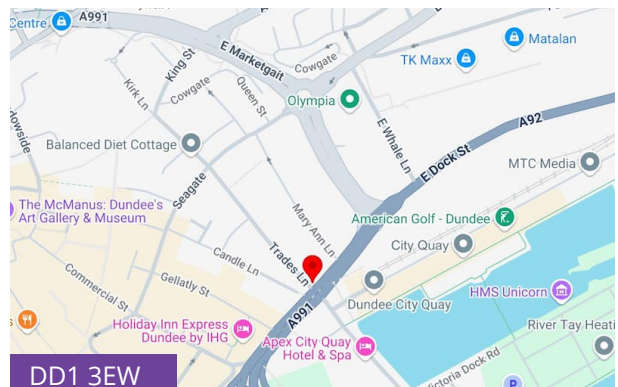
All figures are quoted exclusive of VAT however, our client reserves the right to charge VAT if applicable.

## Energy Performance Certificate

Available on request.

## Viewing

Please contact the marketing agents, Westport Property, on 01382 225 517.



## Viewing & Further Information



Fergus McDonald  
01382 225517 | 07900 474406  
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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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