



## Details

Dundee  
DD3 7NU  
Clepington Road  
1,060 sq.m (11,410 sq.ft)

## Agent(s)

### Westport Property

3 Old Hawkhill  
3 Old Hawkhill  
Dundee  
DD1 5EU  
Phone: 01382 225517  
[fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk)  
<http://www.westportproperty.co.uk>

## Location

Clepington Road (B960) connects on to Dens Road and offers excellent access to the city centre.

## Description

- The subjects comprise two modern trade counter units of steel frame construction, with block walls and metal cladding under a pitched profile metal sheet roof. Each unit benefits from 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. Units 1 and

Available From: Immediately

2 can be let separately or together to suit individual tenant requirements.

- The premises have recently been refurbished by the landlord including installation of a new roof.

## Accommodation

- We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-
- Unit 1 ' 535 sq m (5,757 sq ft)
- Unit 2 ' 523 sq m (5,661 sq ft)

## Other Info

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

## Terms

Lease Details - The premises are available on tenants full repairing and insuring terms for a term to be negotiated at a rental of £40,000 per annum for each unit.

## Rates

Rateable Value - N/A

## Last Updated

16/07/2024

## Brochures

[View Agents Brochure](#)

The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.