

TO LET/MAY SELL  
SHOWROOM/WORKSHOP

 **GRAHAM  
SIBBALD**



Macadam Place  
Dryburgh  
Dundee  
DD2 3QR

- Established Showroom — Previously Citroen
- Showroom Approx 412 sq. m.
- Workshop etc Approx 729 sq. m.
- Forecourt, Car Parking, Yard
- Total Site 1.5 acres approximately
- Rateable Value - £78,900

## LOCATION

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

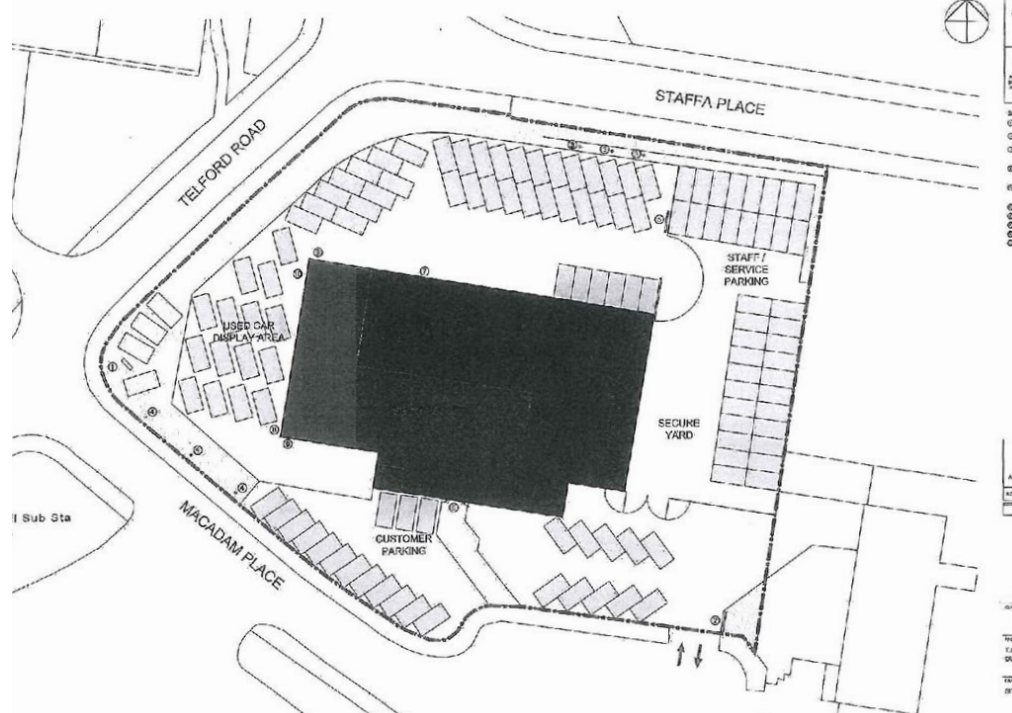
The subjects themselves are located on Macadam Place, on the eastern side of the well-established Dryburgh Industrial Estate, to the north of Dundee City Centre and Kingsway outer ring road. Access is taken from Faraday Street/Telford Road, the main internal road for the estate and contains both a mix of national and local businesses. There are a significant number of national trade counter occupiers within the estate including Howdens, Screwfix and Dulux.

## DESCRIPTION

The subjects comprise a modern standalone, showroom and workshop facility. With secure yard, forecourt and onsite car parking. The Showroom is fitted out to a high standard with the capacity to display a minimum of 5 cars. Ancillary accommodation includes a workshop, offices, customer lounge and WC accommodation. All provided on the first floor.

To the back of the showroom accommodation, the property provides a large workshop. With room to store/work on multiple cars.

Standing on a secure site which extends approximately 1.5 acres, the property benefits from surfaced parking areas to both the front and sides of the property.



## ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

UNIT	SQ. M.	SQ. FT
Showroom	412	4,434
Workshop	729	7,846

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £78,900

The unified business rate for the year 2023/2024 is 49.9p exclusive of water and sewerage rates.

## TERMS

The subjects are available To Let/May Sell. Further information in this regard is available from the Sole Agents.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

## EPC

Available on request

To arrange a viewing please contact:



**Andrew Dandie**

Partner

andrew.dandie@g-s.co.uk

01382 200064

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## 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.
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6. Date of Publication: February 2024