

On the instruction of:

**Arnold Clark**



## MODERN SHOWROOM

HIGH PROFILE SITE | EXTENDS TO 13,848 FT<sup>2</sup> | SITE AREA: 0.48 ACRES

**RENT: £125,000 PER ANNUM**

**TO LET**

**Showroom, East Dock Street, Dundee, DD1 3HA**

**CONTACT:** Shepherd Chartered Surveyors, 13 Albert Square, Dundee, DD1 1XA

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### LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V & A Museum has helped establish Dundee as a major regional centre.

The subjects are prominently positioned at a busy junction on the edge of the City Centre facing the Inner Ring Road. With vehicular access off the Ring Road.

The Gallagher Retail Park and City Quay developments are located immediately adjacent, and the Olympia Leisure Centre and Allan Street public car park (multi storey) are located opposite. The proposed site for Eden Project Dundee is a very short distance eastwards.

### DESCRIPTION

The subjects comprise a modern standalone car showroom building of steel frame construction with metal claddings and glazed infill panels, under a profile metal sheet roof.

Internally the property has an acoustic ceiling with inset lighting, tiled floor finishes and typical admin accommodation and staff and customer welfare facilities.

The property faces a busy junction and enjoys a high-profile location.

Access to the site is from the section of East Dock Street which forms part of the Inner Ring Road and leads into a tarmacaded floodlit forecourt which can accommodate more than 40 cars.

There is also access from a side road that links the Inner Ring Road to Camperdown Street.

### THE SITE

The total site area extends to approximately 0.48 acres and 0.19 hectares or thereby.

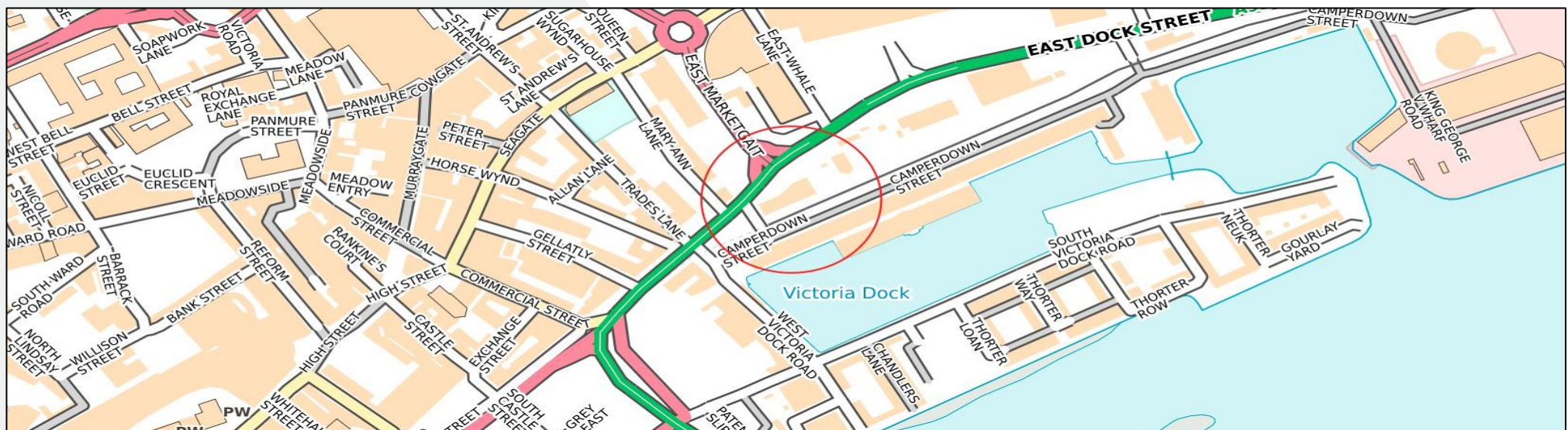
The overall site boundaries are indicatively demarcated in red on the site plan overleaf.

The main East Coast railway line runs along the rear of the property.

### RATEABLE VALUE

The property is currently listed on the Assessor's Valuation Roll as follows:

NAV/RV: £133,000.





**ACCOMMODATION**

The accommodation and approximate floor areas are summarised within the table below:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Showroom, Offices and Welfare Facilities	1,286	13,848
<b>Total:</b>	<b>1,286</b>	<b>13,848</b>

**EPC**

The property has an EPC rating of Band "bbc".

A copy of the EPC and Recommendation Report can be provided once completed.

**PLANNING**

Currently operating as a car dealership, the property would suit a range of alternative uses, subject to Planning Permission.

**LEASE**

The property is available "To Let" on FRI lease terms.

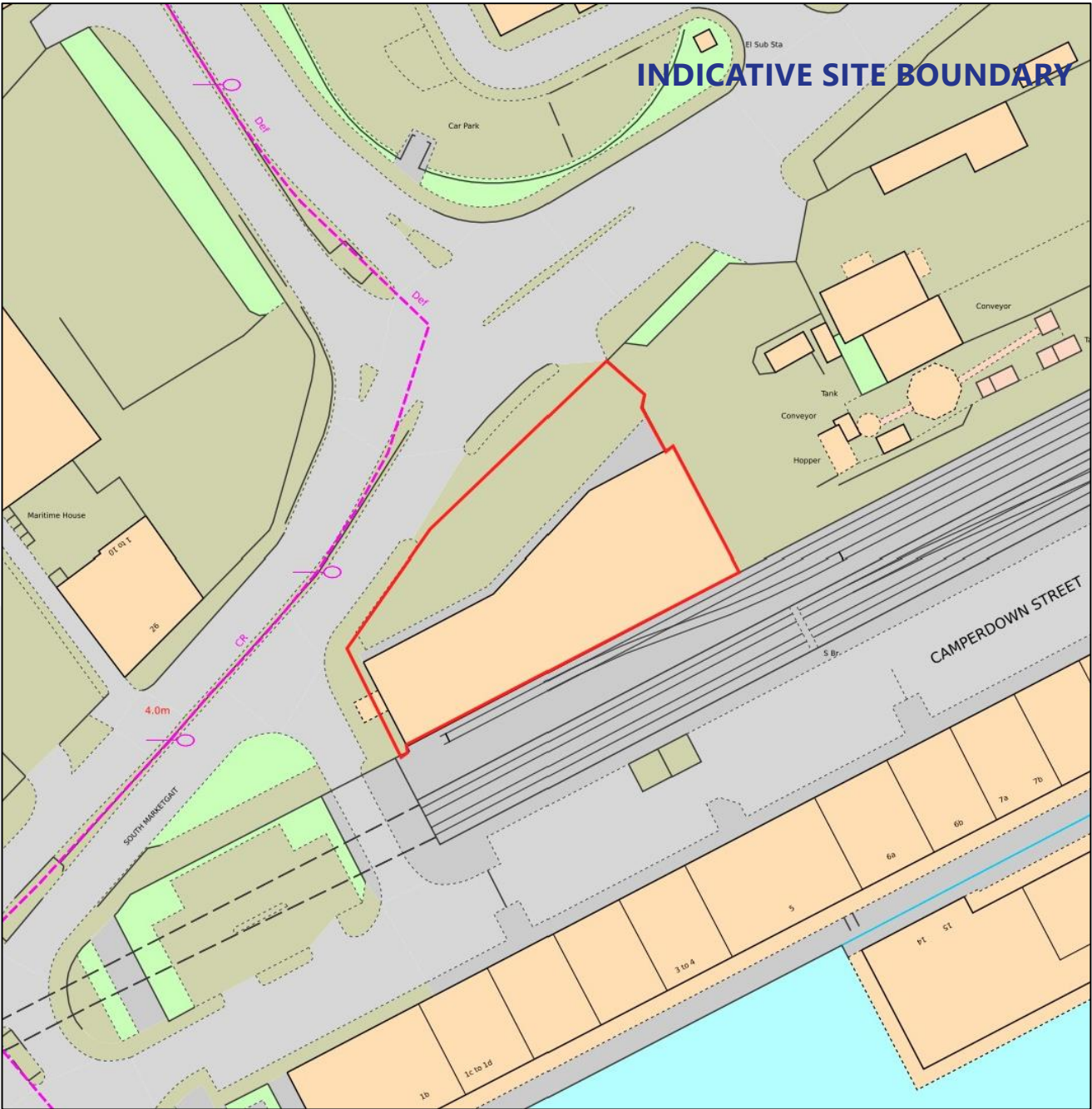
We are seeking a minimum rental of £125,000 per annum, exclusive of VAT.

**VAT**

VAT will apply to any transaction.

**LEGAL COSTS**

Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant/purchaser will be responsible for LBTT, Registration Dues and VAT thereon.















**For further information or viewing arrangements please contact the agents:**

Shepherd Chartered Surveyors, 13 Albert Square, Dundee, DD1 1XA | Tel: 01382 878005

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