

MONTAGU  
EVANS

SHEPHERD  
Commercial

Knight  
Frank

UNITS 2 & 3

**119 CLEPINGTON RD**

DUNDEE DD3 7NU

**FROM 5,630 - 11,291 SQ FT  
AVAILABLE NOW**

**TO LET**

Trade Counter / Industrial / Warehouse

- Excellent location fronting busy main road
- Established trade counter location
- New roof recently installed by the landlord
- Generous car parking provision

**NEW ROOF RECENTLY  
INSTALLED**



## LOCATION

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 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 **George Boyd**, **Auto Save** and **Highland Industrial Supplies** along with a number of local retailers.

The site is located adjacent to Barratt Homes' Keiller's Rise housing development which will provide a combination of houses and flats totalling around 220 units.

## DESCRIPTION

The subjects comprise two mid terrace trade counter units, of steel frame construction, with block walls, metal cladding and a pitched roof. The properties feature 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 2 and 3 can be let in either isolation or combination to suit requirements. The premises have recently been refurbished by the landlord including installation of a new roof.

## AREA

Unit	Sq M	Sq Ft
2	525.9	5,661
3	523	5,630



## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered into the Valuation Roll as follows:

Unit	RV	Payable
2	£37,100	£18,475.80
3	£37,100	£18,475.80

## PROPOSAL

Our clients wish to lease the property for a term of years to be negotiated. Offers in excess of £45,000 per annum per unit are invited.

## EPC

The building has an EPC rating of G. More details are available on request.

## 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.

## PROFESSIONAL FEES

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

## VIEWING & FURTHER INFORMATION

For further information or viewing arrangements please contact the joint letting agents:



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