



99 Camperdown Road, Dundee, DD3 8RF

INVESTMENT OPPORTUNITY

Tenure	For Sale
Available Size	6,365 sq ft / 591.33 sq m
Price	Offers in excess of £350,000 ex VAT
Rates Payable	£11,603.40 per annum
Rateable Value	£23,300
EPC Rating	Upon enquiry

### Key Points

- CLASS 11 (LEISURE) CONSENT
- PASSING RENT OF £31,500 PA
- CLOSE TO DUNDEE KINGSWAY (A90)
- LEASE EXPIRY AUGUST 2031
- DENSLEY POPULATION RESIDENTIAL AREA

## Description

The subjects comprise a modern building of steel portal frame construction with a concrete floor, part infill block walls and externally clad in profile metal sheeting.

Internally, the accommodation is arranged to provide a bright reception area with double glazed entrance doors leading through to an open plan gymnasium area with former kitchen servery now used for storage. There are a further 3 individual treatment / office rooms with double glazed windows to the front elevation, and ancillary WC, changing room and storage facilities to the rear

Ample parking is provided within a communal car park to the east of the premises. There is also a yard area to the north of the subjects included within the demise.

## Location

The subjects are location on the north side of Camperdown Road, close to its junction with Macalpine Road and within the Ardler area of Dundee, located approximately 2 miles to the north west of Dundee city centre.

Macalpine Road links to the Kingsway, Dundee's outer ring road which forms part of the A90 trunk road linking Dundee to Aberdeen.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

591 sq m (6,365 sq ft)

## Lease Terms

The subjects are currently leased to Sweatbox Dundee Ltd on a 10 year lease expiring 29th August 2031 at a passing rent of £31,500 per annum subject to a tenant only break clause on 30th August 2026. There is an upward only rent review 30th August 2026.

## Price

Offers in excess of £350,000 are invited for the heritable proprietors interest in the premises.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

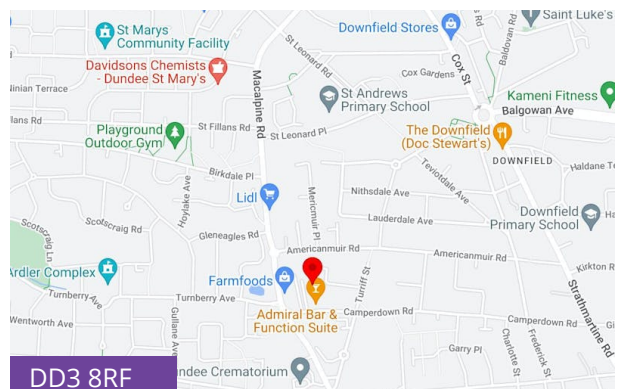
Activities Centre - £23,300

## Energy Performance Certificate

Available on request.

## Viewing

Please contact the sole selling agent, Westport Property on 01382 225 517.



## Viewing & Further Information



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**WESTPORT**  
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