



## 116-118 CITY ROAD, DUNDEE, DD2 2PW

- WAREHOUSE PREMISES
- MAY SUIT A VARIETY OF DIFFERENT COMMERCIAL USES
- MAY QUALIFY FOR 100% RATES RELIEF
- ON STREET CAR PARKING TO IMMEDIATE FRONT
- NO VAT PAYABLE



## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000.

The city is the regional centre for commerce, retailing and employment within Tayside and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within a 90 minute drive time.

The subjects themselves are located approximately 1 mile north west of the city centre, occupying a block of commercial units on City Road, close to its junction with Tullideph Road. City Road is a busy arterial route from the city centre to the Kingsway and beyond.

## DESCRIPTION

The subjects comprise ground floor warehouse premises, set within a terrace of commercial units. The subjects benefit from extensive storage, office accommodation and WC facilities.

The accommodation extends over the ground floor and internally is regular in its configuration. The subjects have historically traded as retail premises and may suit a variety of commercial uses.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Net Internal Areas: 122.59 sq m (1,319 sq ft)

## RATING ASSESSMENT

The subjects have been entered into the valuation roll with a rateable value of £3,600.

The Uniform Rate for the financial year 2021/22 is 49p, excluding water and sewerage rates.

Any ingoing tenant should qualify for 100% rates relief however should satisfy themselves in this regard.

## TERMS

The subjects are available To Let on full repairing and insuring terms. Further information in this regard is available from the Sole Agents.

## EPC

Available upon request.

## VAT

The Subjects are not elected for VAT.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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## 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.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2021