



STORAGE YARD

- > WELL LOCATED WITH FRONTAGE TO MAJOR DISTRIBUTOR ROUTE
- > SUITABLE FOR A VARIETY OF USES
- > (0.4 ACRES (0.16 HECTARES))
- > 100% RATES RELIEF.
- > OFFERS OVER £6,000 PER ANNUM.

TO LET

SMELLIES LANE, DUNDEE, DD1 5RJ

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LOCATION

Dundee is located mid way between Aberdeen (circa 105 km) (65 miles) to the north and Edinburgh (circa 96 km) (60 miles) to the south overlooking the Tay Estuary and has a resident population of circa 142,000 persons and a catchment of some 630,000 persons within a 60-minute drive time (source: Dundee City Council).

The City has its own airport with daily flights to London (City Airport) and sits on the main east coast railway line which runs services into London (Kings Cross).

The property is prominently located on the south side of Smellies lane in close proximity to Dundee City Centre.

The yard is bordered by a mix of steel and wooden fencing and stone and brick walls. Electricity is understood to be available.

On street parking is available within the immediate vicinity

DESCRIPTION

The subjects comprise a yard, with a mix of hardcore and concrete surfaces.

The property benefits from a prominent frontage to Lochee Road, a major distributor route and 24/7 access.

The site can be split and used in various ways by prior agreement with the landlord.

LEASE TERMS

The site is available to lease for a negotiable period of years.

Asking Rent: £6,000 per annum.

VAT

For the avoidance of doubt all prices quoted are exclusive of VAT, which will be charged at the current rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

AREA

The subjects extend to 0.4 Acres (0.16 Hectares).



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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005
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