

# FOR SALE

## SHOWROOM/OFFICE AND WAREHOUSE

SUITABLE FOR A VARIETY OF USES

PRIVATE PARKING SPACES

EXCELLENT LOCATION WITHIN  
ESTABLISHED ESTATE

276.99 Sq.M (2,982 Sq.Ft)

Offers Over £250,000



VIDEO TOUR



WHAT 3 WORDS



2 AINSLIE STREET, WEST PITKERRO, DUNDEE, DD5 3RR

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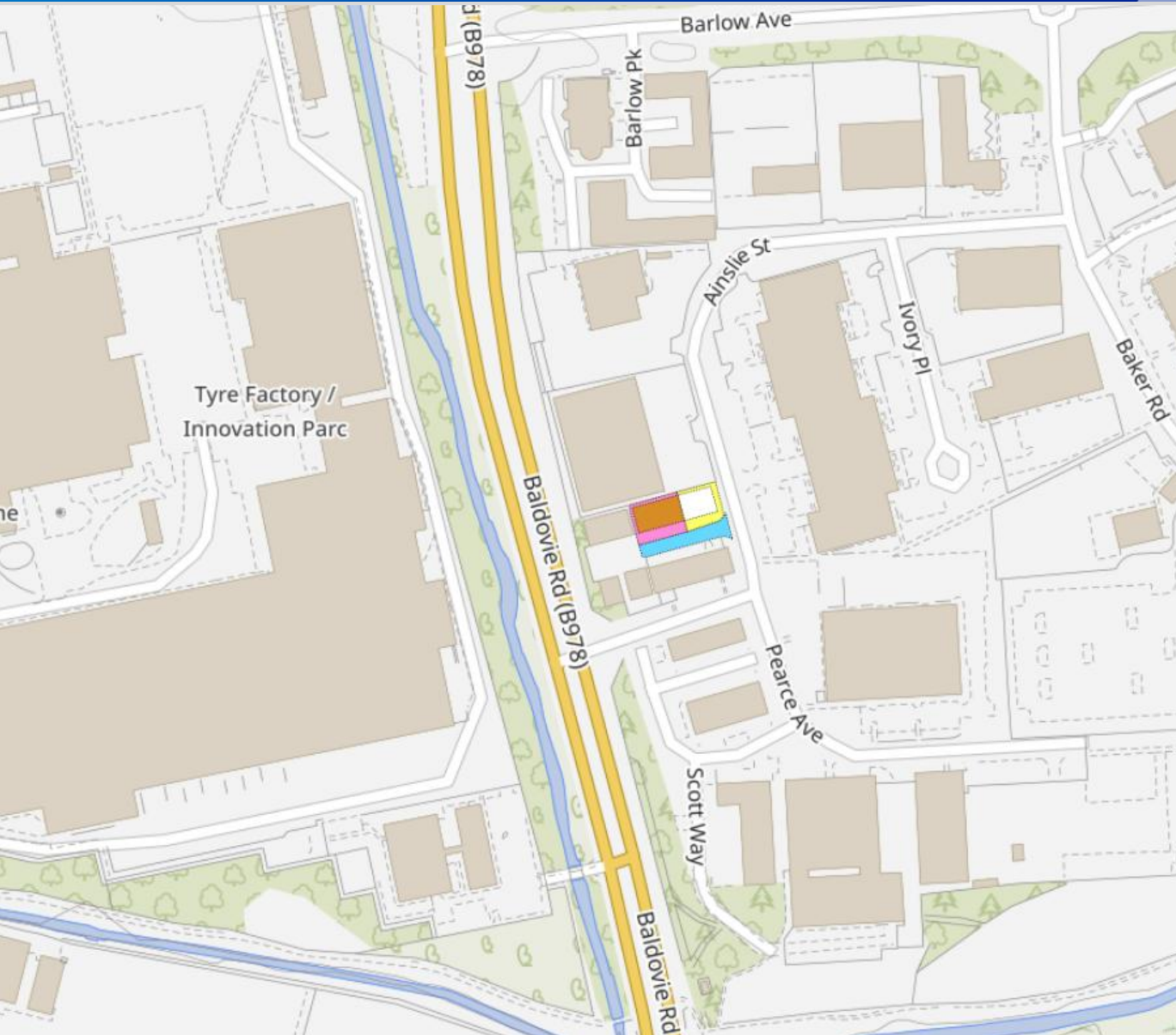






# Location

2 AINSLIE STREET, WEST PITKERRO, DUNDEE



## 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 (National Records of Scotland).

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

The subjects are located on Ainslie Street within West Pitkerro Industrial Estate, situated approximately 5.6 kilometres (3.5 miles) northeast of Dundee city centre, and a short distance north of Broughty Ferry. The estate sits in close proximity to the A92 Dundee to Arbroath coastal road, one of the main routes north towards Montrose and Aberdeen.

Surrounding occupiers comprise a mix of local tenants including ICFS, Middleton Memorials and Direct Soccer. Larger occupiers nearby within the estate include Royal Mail and Sainsburys.

The Michelin Scotland Innovation Park is also located nearby within Baldovie Industrial Estate to the west of the subjects.



FIND ON GOOGLE MAPS



# Description

2 AINSLIE STREET, WEST PITKERRO, DUNDEE



## Description

The subjects comprise an end-terraced unit forming part of a parade of similar workshop, office and showroom units with a similar parade of units on the opposite side of a communal access road leading from Ainslie Street.

The building is of steel portal frame construction with external walls being clad in insulated profile metal sheeting.

The roof over is pitched and similarly clad in profile sheeting and incorporates box gutters and translucent panels to allow natural light into the subjects.

The property is accessed via a communal entrance roadway with a private parking area adjacent. We understand there are six car parking spaces belonging to the subjects.

Access into the unit is via a timber pedestrian door. Alternative access is via a roller shutter entrance door (4m wide by 3.5m high) leading from the communal roadway.

Internally, the unit has been reconfigured to provide modern showroom facilities incorporating a staff kitchen, toilet facilities and storage accommodation. Outwith the office area, the unit is otherwise workshop and storage space and incorporates a steel deck mezzanine area accessed via a steel stair used for storage.

The floor is of solid concrete construction overlaid in a mix of laminate, vinyl and carpet coverings within the office areas. Walls within the showroom areas are plasterboard lined with painted finishes throughout. Ceilings incorporate suspended tiles with inset LED lighting.

Windows are of modern PVC framed, double glazed design.





## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Office / Showroom	175.01	1,884
Warehouse – Ground	101.98	1,098
<b>TOTAL</b>	<b>276.99</b>	<b>2,982</b>

The above floor area has been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Price

Our clients are seeking offers over £250,000 for their heritable interest.

## Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at £21,600.

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

## Energy Performance Certificate

The subjects have been assessed for energy performance purposes and have a current rating of “B”. Full EPC details upon request.

## VAT

Prices quoted are exclusive of VAT which will be applicable.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.



## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

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.

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