

TO LET  
TRADE COUNTER / INDUSTRIAL

 **GRAHAM  
SIBBALD**



Unit 5, 119 Clepington Road  
Dundee, DD3 7NU

- Excellent strategic position
- Established trade counter location
- On site car parking provisions
- 535.0 Sq.M (5,795 sq.Ft)

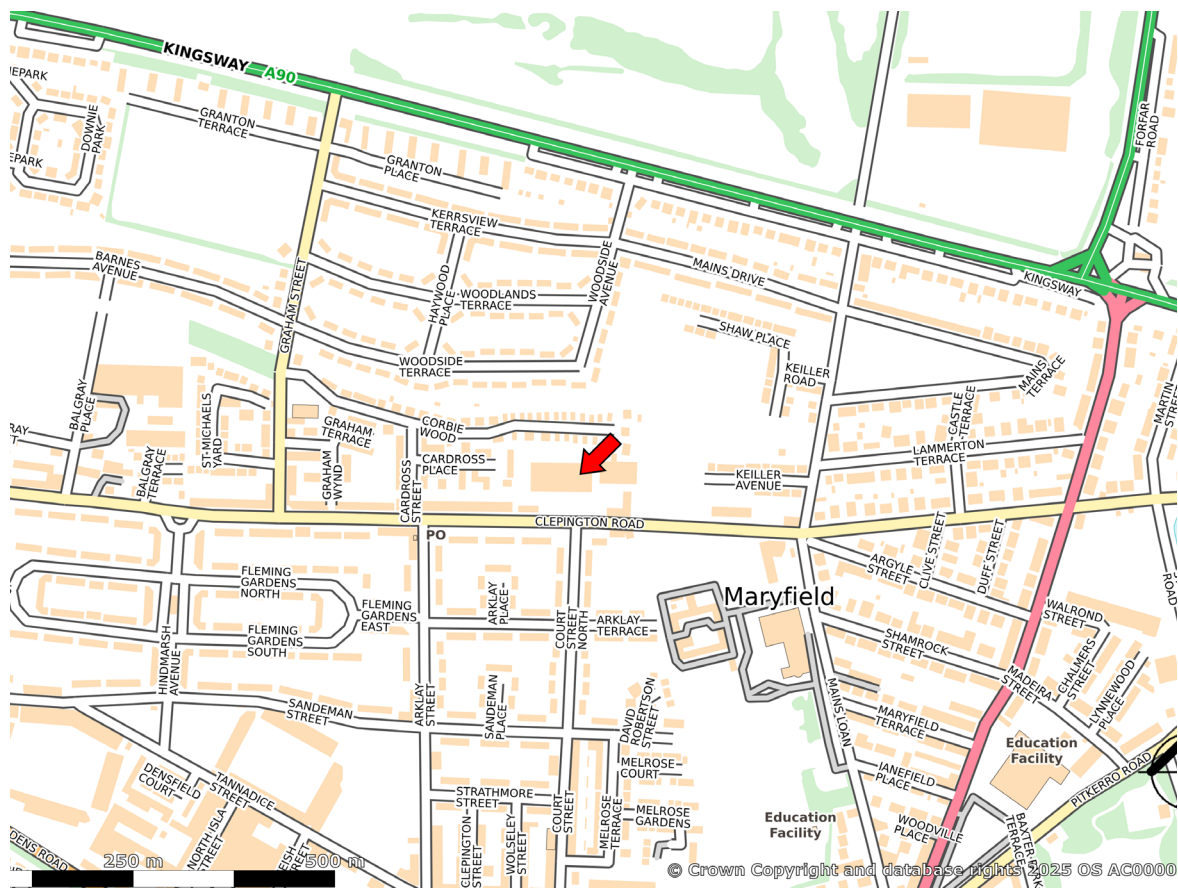
## LOCATION

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 90 minutes' drive time.

The city has its own Airport with daily flights to London (Heathrow Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

More precisely, the subjects are located within an established trade counter centre, on the north side of Clepington Road, a main thoroughfare to the north of Dundee City centre. There are a number of established occupiers within the parade of units.

The approximate location is shown by the OS plan.



## DESCRIPTION

The subjects comprise an end terrace trade counter unit of steel portal frame construction with brick/block infill walls, metal cladding and held beneath a multi pitched roof. The roof has recently been renewed.

The property features a metal framed/glazed pedestrian entrance door to the front of the property. Additional delivery access is situated to the rear.

Internally the subjects are regular in their configuration and may suit a variety of trade counter type uses. The property is split to provide a front retail/showroom area with rear storage.

## ACCOMMODATION

We have measured the property in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following gross internal area:

535.0 SQ.M (5,795 SQ.FT)

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £36,900.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

## EPC

The subjects have an EPC Rating of E.

## TERMS

The subjects are available To Let at a rent of £45,000 per annum on commercial terms.

Further information available via the Sole Letting Agents.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING

Viewing is through the sole letting agents.



To arrange a viewing please contact:



**GARTH DAVISON**

**Director**

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07809 490 581



**CHARLES CLARK**

**Commercial Property Agent**

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#### 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. Date Published: September 2025

#### 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.