

Ryden

ON INSTRUCTIONS OF DUNDEE CITY COUNCIL

TO LET

EXISTING CAR SHOWROOM AND
WORKSHOP PREMISES. ALSO SUITABLE
FOR TRADE OR LIGHT INDUSTRIAL.



**KINGSWAY EAST
DUNDEE
DD4 8ED**

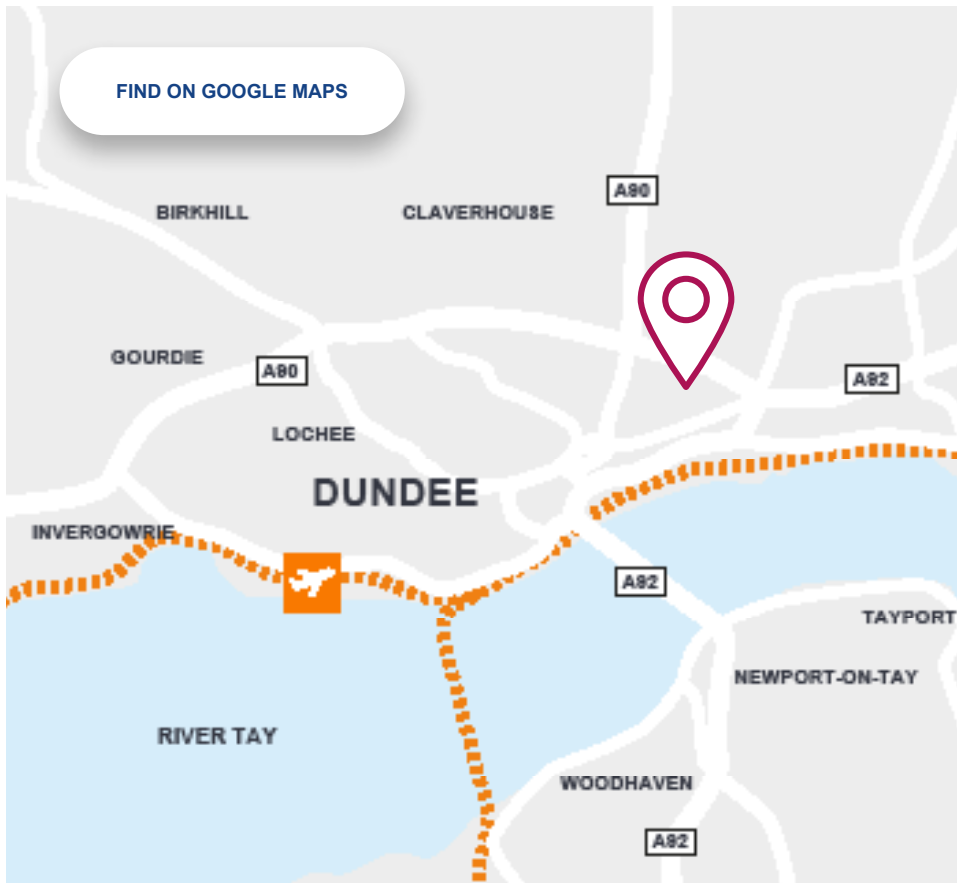
**PROMINENT PREMISES
ON KINGSWAY EAST**

**SHOWROOM / WORKSHOP
- 491 SQ M (5,281 SQ FT)**

**SMALL SHOWROOM –
133 SQ M (1,436 SQ FT)**

SITE AREA – 0.8 ACRES

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

THE PROPERTY IS PROMINENTLY SITUATED ON THE SOUTH SIDE OF KINGSWAY EAST IN AN AREA OF MIXED COMMERCIAL AND RESIDENTIAL OCCUPIERS.



LOCATION

The property is prominently situated on the south side of Kingsway East in an area of mixed commercial and residential occupiers.

Dundee city centre is approximately 2 miles to the south west and the property is situated on Kingsway East, between the junctions of the A90 (Aberdeen) and the A92 (Arbroath & Montrose).

Commercial occupiers in the immediate vicinity include DC Thomson, Arnold Clark, Tim Hortons, Lidl and the Retail Park to the east which includes occupiers such as Asda, McDonalds, B&M and Home Bargains.

The property is currently occupied by Richard Lawson AutoEcosse who will be relocating to alternative premises. The property will be available for occupation from June 2024.

DESCRIPTION

The property comprises an existing car showroom and repair facility situated on a site area of 0.8 acres.

The property benefits from having separate entrance and exit roads, with plenty of room to the front and side of the buildings for car display purposes.

The two buildings on site can briefly be described as follows:

Main Building – This is the main car showroom which also has office accommodation at mezzanine level. The showroom can accommodate 4 cars and also has a reception area and toilet facilities.

To the rear of the showroom is the workshop which currently has 3 vehicle ramps and a rolling road. There are 3 vehicle access roller doors and lighting by fluorescent strips.

Small Building – This is a basic building which is also used for car display purposes.

Overall we are of the view that this property could also be suitable for trade or light industrial purposes.

ACCOMMODATION

We estimate the gross internal area of the accommodation to be as follows:

	SQ M	SQ FT
MAIN SHOWROOM AND WORKSHOP	491	5,281
SMALL BUILDING	133	1,444
TOTAL	624	6,725

RATEABLE VALUE

We have been advised that the rateable value for the property is currently as follows:

RV - **£67,500**

ENTRY

It is likely that the building will be available for entry from June 2024.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be available in due course.

TERMS

The property is available to lease for a term to be agreed. The required rent is £65,000 per annum exclusive of VAT

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.





GET IN TOUCH

Viewing is strictly by appointment through the sole agent:

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. July 2024.

