

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**

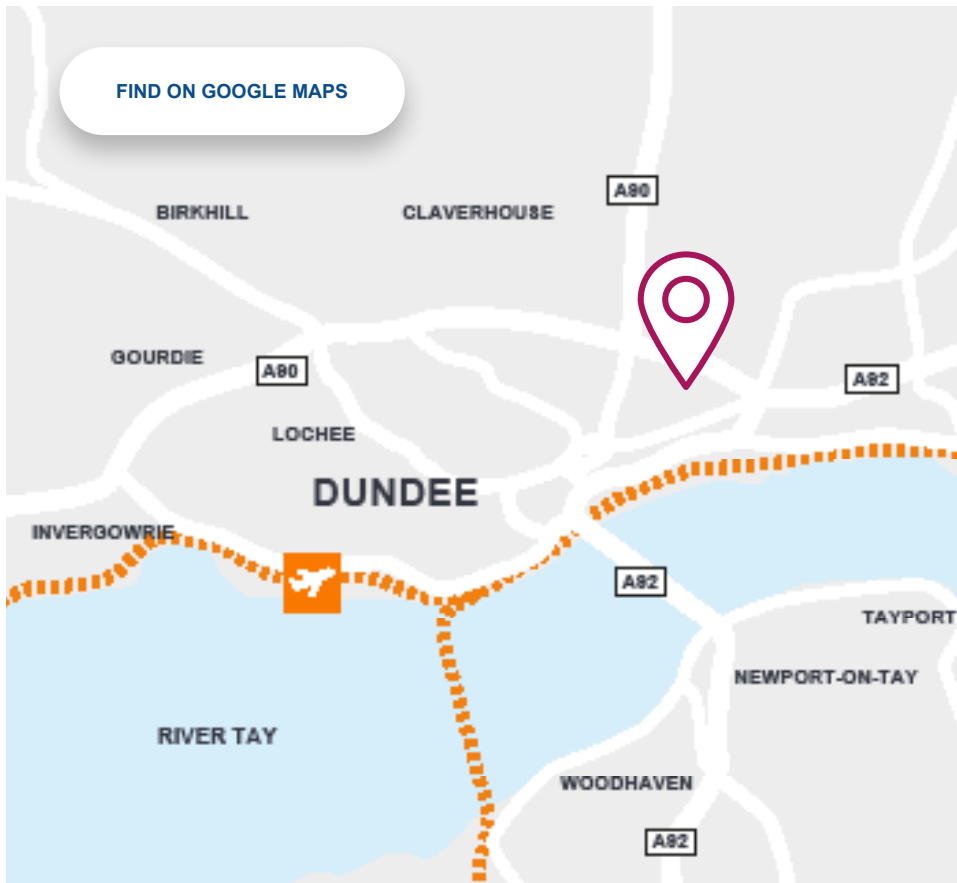
**PROMINENT PREMISES
ON KINGSWAY EAST**

**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 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 available for immediate occupation, subject to a legal agreement being finalised.

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 parking.

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.

Small Building – This is a basic building which could be used for car display or general showroom purposes. There are sliding glazed doors to the front and side.

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

The property is available for immediate occupation, subject to a legal agreement being finalised.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be available in due course.

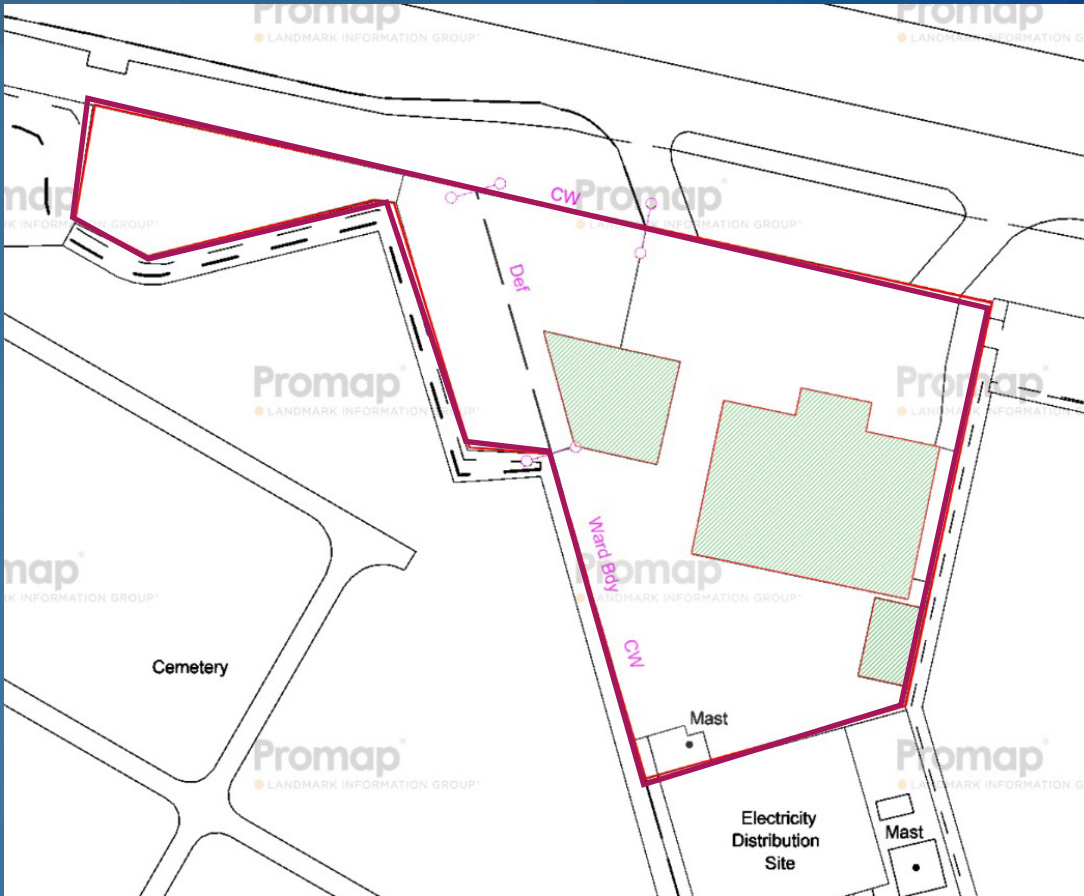
TERMS

The property is available to lease for a term to be agreed. The required rent is reduced to £60,000 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:

Neil McAllister

T 07831 610 721

E neil.mcallister@ryden.co.uk

Hannah Macpherson

T 01382 434 331

E hannah.macpherson@dundeecity.gov.uk

EDINBURGH

7 Exchange Crescent | EH3 8AN

0131 225 6612

ryden.co.uk

Ryden



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