



Unit 1, 119 Clepington Road, Dundee, DD3 7NU
HIGH QUALITY TRADE COUNTER UNIT

Tenure	To Let
Available Size	5,757 sq ft / 534.84 sq m
Rent	£40,000 per annum
Rates Payable	£18,724.80 per annum
Rateable Value	£37,600
EPC Rating	Upon enquiry

Key Points

- EXCELLENT LOCATION ON BUSY MAIN ROAD
- CLOSE PROXIMITY TO KINGSWAY
- GENEROUS CAR PARKING PROVISION
- PROMINENT ROADSIDE FRONTAGE
- ESTABLISHED TRADE COUNTER LOCATION
- NEW ROOF RECENTLY INSTALLED

Description

The subjects comprise a modern trade counter unit of steel frame construction, with block walls and metal cladding under a pitched profile metal sheet roof. The unit benefits from a metal framed and glazed pedestrian door to the front, with delivery access to the rear.

The development benefits from substantial private customer car parking to the front of the premises. The property is currently equipped as a trade counter but offers the opportunity to be converted into a range of commercial uses, subject to the relevant planning consents.

The premises have recently been refurbished by the landlord including installation of a new roof.

Location

The subjects are located in a highly prominent roadside position within an established trade counter development on the north side of Clepington Road, a main thoroughfare to the north of the City Centre.

There are a number of established occupiers within the development including Dingbro t/a Auto Save Components, CTD Tiles and Highland Industrial Supplies, along with a numerous other commercial and retail uses in close proximity.

The site is located adjacent to Barratt Homes' Keiller's Rise housing development which will provide a combination of houses and flats totalling around 220 units.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Unit 1 - 535 sq m (5,757 sq ft)

Terms

The premises are available on tenants full repairing and insuring terms for a term to be negotiated at a rental of £40,000 per annum for each unit.

Business Rates

The premises have been assessed for rating purposes and are entered into the Valuation Roll as follows:

Unit 1 - £37,600

Service Charge

Ingoing tenants will be liable for a service charge, details of which will be made available to interested parties.

VAT

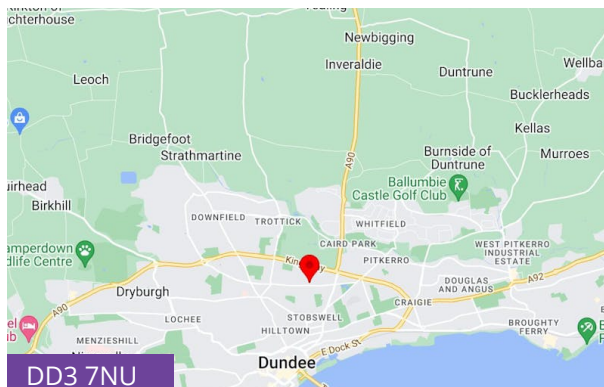
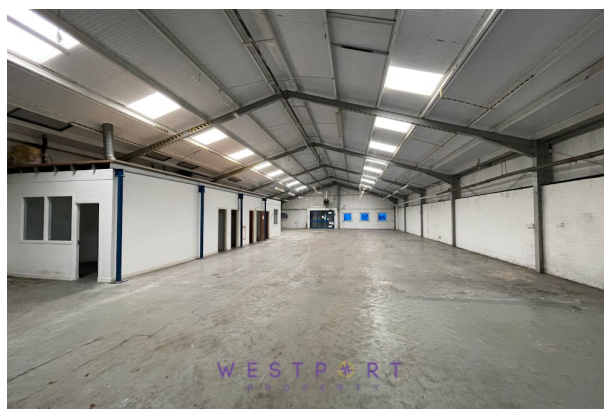
For the avoidance of doubt any rent and service charge amounts quoted are exclusive of VAT.

EPC

The building has an EPC rating of G. More details are available on request.

Viewing

Please contact the marketing agents, Westport Property on 01382 225 517.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 04/09/2025