WESTPORT PROPERTY
CHARTERED SURVEYORS

Industrial, Retail, Trade Counter

TO LET



50-60 Lochee Road, Dundee, DD1 5RJ

MIXED USE INDUSTRIAL AND RETAIL SCHEME WITH MAIN ROAD FRONTAGE

Tenure	To Let
Available Size	2,500 to 23,369 sq ft / 232.26 to 2,171.05 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- HIGHLY PROMINENT POSITION ON ARTERIAL ROAD
- ROADSIDE FRONTAGE
- FURTHER SUB-DIVISION POSSIBLE
- CAN BE REFURBISHED / UPGRADED TO MEET TENANT REQUIREMENTS
- CLOSE TO DUNDEE CITY CENTRE
- DENSELY POPULATION STUDENT RESIDENTIAL AREA
- APPROX. 22,000 VEHICLE DAILY TRAFFIC FLOW

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Description

The property comprises a mixed-use industrial and retail development occupying a prominent position within an established commercial location. It benefits from highly visible frontage to Lochee Road, together with a generous forecourt providing excellent customer access, loading and unloading facilities, and on-site parking.

The principal building comprises a large open-plan retail warehouse of steel portal-frame construction beneath a pitched profile-clad roof. The remainder of the development incorporates two adjoining industrial/storage units, offering a versatile configuration suitable for a range of commercial uses. The prominent frontage provides dedicated customer entrances and excellent opportunities for signage and branding.

Location

The subjects are located to the south side of Lochee Road (A923), part of Dundee's inner ring road, which benefits from a daily traffic flow of approx. 22,000 vehicles. Lochee Road connects to Kingsway (A90), Dundee's outer ring road.

The subjects occupy a prominent corner position at Lohcee Road's junction with Brown Street and are located within the Blackness industrial area, one of Dundee's original industrial locations situated on the west side of the inner ring road, a short distance west of Dundee city centre.

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.

Accommodation

The proposed development provide the following block sizes which can be sub-divided to suit individual tenant requirements.

Block A - Retail Warehouse - 1,344 sq m (15,543 sq ft)
Block B - Storage - 727 sq m (7,826 sq ft)

The premises are available separately or together and further sub-division may be possible to suit individual tenant requirements.

Terms

The premises are available to lease on a full repairing and insuring basis for a term and rent to be agreed.

VAT

All prices, premiums and rents a quoted exclusive of VAT which may be payable.

Business Rates

The subjects are currently entered in the Valuation Roll as follows:-

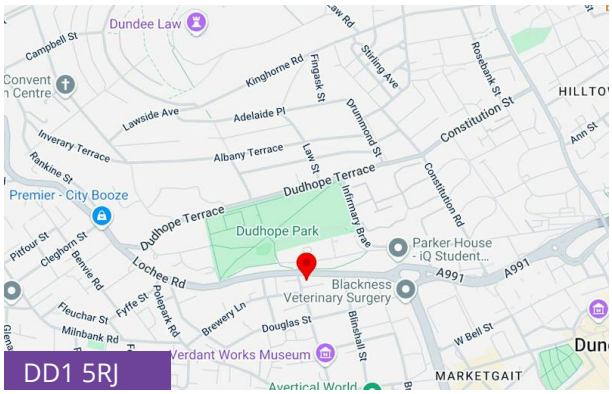
Retail Warehouse - NAV / RV - £80,000

Further Information

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







Viewing & Further Information



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

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