

FOR SALE

INCOME PRODUCING INDUSTRIAL UNIT FOR INVESTMENT OR OWNER OCCUPATION

LET TO SAVERSCHOICE UK LTD AT A
REVERSIONARY £17.5K PER ANNUM
UNTIL 17th MARCH 2027

PRIME LOCATION ADJACENT TO
AIRPORT AND ACCESSED OFF BUSY
RIVERSIDE DRIVE

PROMINENT ROADSIDE FRONTAGE
FOR SIGNAGE

GROSS INTERNAL AREA 218 SQ. M.
(2,346 SQ. FT) PLUS 39.34 SQ. M (423
SQ. FT.) MEZZANINE

ASKING PRICE OFFERS OVER
£225,000



VIDEO TOUR



WHAT 3 WORDS



UNIT 9, RIVERSIDE COURT, DUNDEE, DD2 1XD

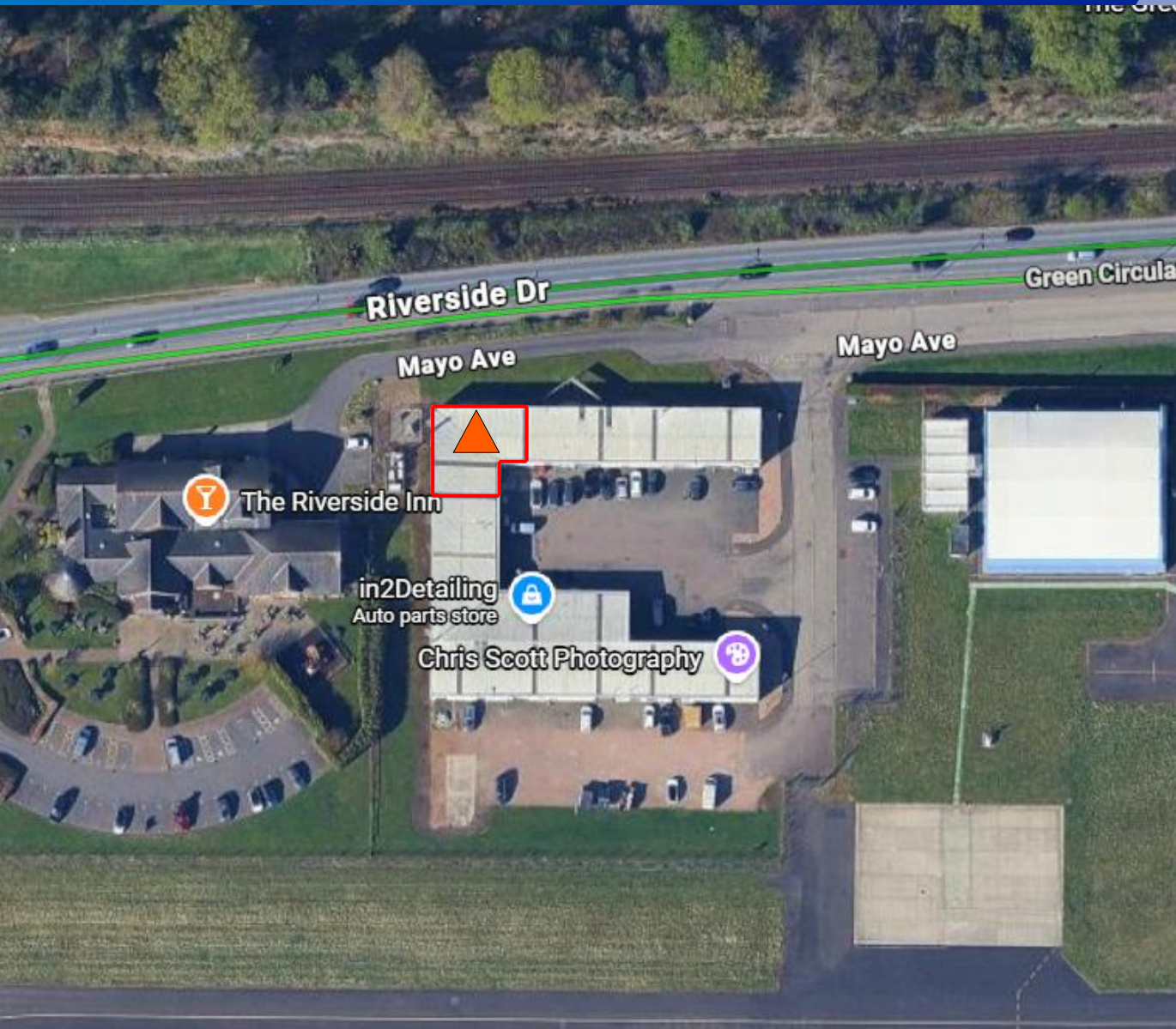
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Location

UNIT 9, RIVERSIDE COURT, DUNDEE, DD2 1XD

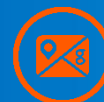


Location

Dundee is Scotland's fourth largest city with an estimated population of 148,000 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 property is located on Riverside Court a prominent location fronting one of the main commuter thoroughfares to and from the city centre. It is located approximately 5 kilometres (3 miles) west of Dundee City Centre and sits adjacent to Dundee Airport accessed off Riverside Drive (A85).

This is an established business park which we understand was constructed approximately 30 years ago.

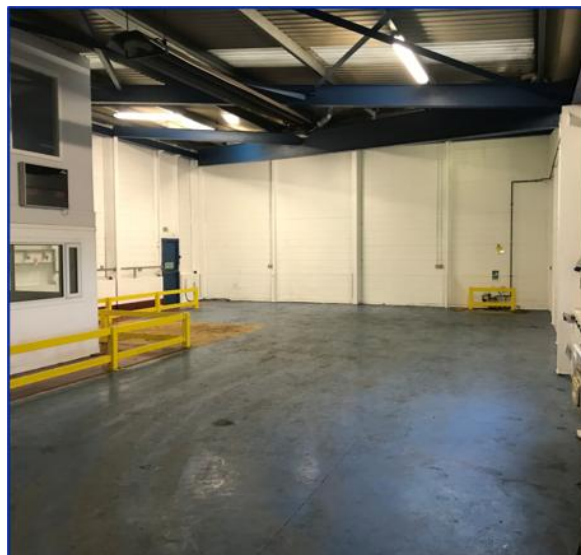


FIND ON GOOGLE MAPS



Description

UNIT 9, RIVERSIDE COURT, DUNDEE, DD2 1XD



Description

The property comprises a corner terraced light industrial unit forming part of a small complex of similar units.

The subjects are of steel portal frame construction with facing brick and profile metal cladding.

The roof over is mono pitched and overlaid with insulated profile panels incorporating light panels.

Internally the accommodation comprises workshop at ground floor with mezzanine providing office space.

Accommodation

	m ²	ft ²
Ground	218.00	2,346
Mezzanine	39.34	423
Total	257.34	2,769

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

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Terms

Our client is seeking offers over £225,000 for their heritable interest.

The property is currently let to Saverschoice UK Ltd from 18th March 2022 until 17th March 2027 at £17,500 per annum.

The tenant has indicated they would wish to remain in occupation, and this provides a strong investment opportunity. Alternatively with the lease nearing expiry it would be suitable for owner occupation.

Rateable Value

The subjects are entered in the valuation roll at £16,100

Energy Performance Certificate

The property has an Energy Performance Rating of "D"

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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