



- **Well located with frontage to major distributor route**
- **Suitable for a variety of uses (subject to planning).**
- **0.4 Acres (0.16 Hectares)**
- **100% rates relief.**
- **Offers over £10,000 per annum.**

#### VIEWING & FURTHER INFORMATION:

Ronald Dalley  
ronald.dalley@shepherd.co.uk

Scott Robertson  
s.robertson@shepherd.co.uk

T: 01382 878005  
F: 01382 878008

[www.shepherd.co.uk](http://www.shepherd.co.uk)

#### LOCATION

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (Census 2011).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. The City has its own airport with daily flights to London (Stansted Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The ongoing regeneration, as part of the waterfront development, has been well documented and the opening of the V & A Museum has helped establish Dundee as a major regional centre.

The property is prominently located on the south side of Lochee Road at its junction with Smellies lane in close proximity to Dundee City Centre.

The yard is accessed via a secure gate from Ash Street and is bordered by a mix of steel fencing and stone and brick walls.

All mains services are understood to be available.

On street car parking is available within the immediate vicinity.

#### DESCRIPTION

The subjects comprise a secure yard, with a mix of hardcore and concrete surfaces.

The property benefits from a prominent frontage to Lochee Road, a major distributor route.



# TO LET

## Secure Storage Yard

**13A Ash Street, Dundee, DD1 5AR**

### AREA

The subjects extend to 0.4 Acres (0.16 Hectares).

The above areas are presented on a gross area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

### RATEABLE VALUE

The subjects have been assessed for rating purposes at:

Rateable Value of £4,450

The unified business rate for 2019/2020 financial year is 49p.

As such the property currently qualifies for up to 100% rates relief.

### ENERGY PERFORMANCE CERTIFICATE

Not applicable.

### TERMS

Our client is seeking offers over £10,000 per annum for a term of years to be negotiated.

### VAT

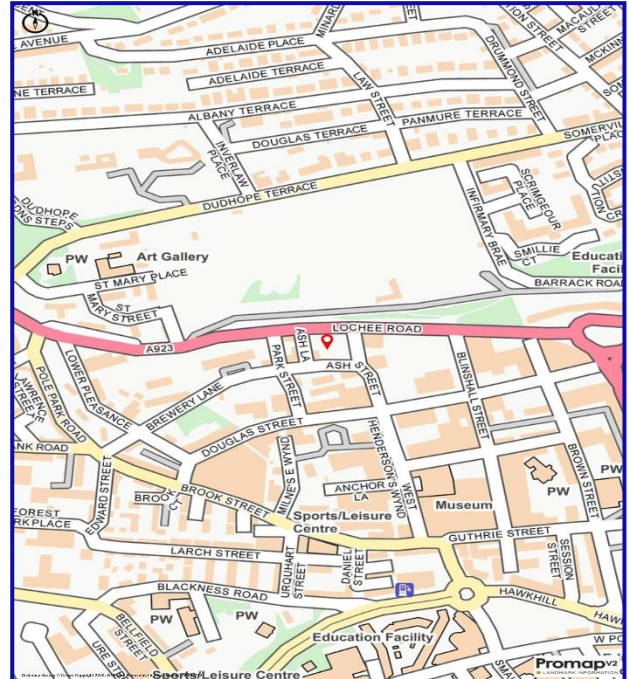
Prices are quoted exclusive of VAT if applicable.

### PROFESSIONAL FEES

Both parties shall be responsible for their own legal costs with the incoming tenant assuming responsibility for LBTT, registration dues and management charges, where applicable.

### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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 require to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



### VIEWING

Please contact us for further information and viewing arrangements:

A 13 Albert Square, Dundee, DD1 1XA

T 01382 878005

F 01382 878008

E Ronald Dalley – [ronald.dalley@shepherd.co.uk](mailto:ronald.dalley@shepherd.co.uk)  
Scott Robertson – [s.robertson@shepherd.co.uk](mailto:s.robertson@shepherd.co.uk)

Publication date: June 2019