

# TO LET

## Secure storage land

Approx. 0.70 Acres (2,866 sqm  
0.286Ha)

**NORTH COMPOUND**  
**57 PERRIE STREET DUNDEE**  
**DD2 2RD**



- Fully serviced secure yard in established Industrial Location.
- Storage containers available onsite.
- Portable office building.

Viewing & Further Information  
By arrangement with sales agents:

Carron Real Estate Limited  
Tel: 0131 235 2195  
Email: [info@carronrealestate.co.uk](mailto:info@carronrealestate.co.uk)

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## Location

The subjects are located to the west of Perrie Street and south of its junction with Reid's Lane and Lorne Street. Nearby occupiers include GAP Plant & Tool Hire and various local traders.

The main road access to the subjects is from the south via South Road which joins onto with the main arterial Coupar Angus Road 0.5 miles to the east. The Coupar Angus Road is one of the main North / South routes through Dundee.

## Accommodation

The subjects form the northern extent of our clients larger Perrie Street premises. The yard, outlined blue on the plan, is bounded on all sides by a mix of steel palisade fencing and substantial stone-built walls.

The subjects are generally level and predominantly surfaced in rolled gravel with areas of tarmac and concrete surrounding the storage containers and portable office.

The subjects benefit from Water, Electricity and Gas.

The yard extends to approximately 0.70 acres (0.286 Ha).

## Planning

Historic use of the subjects has been for the storage and distribution of civils materials. Interested parties should make their own enquiries on specific uses and development proposals for the site with Dundee City Council Planning Department, 01382 433105.

## Rating

The subjects are currently shown in the Valuation Roll 2021/22 with a Rateable Value of £14,300

## Lease Terms

The subjects are available on Full Repairing and Insuring lease for a term to be agreed



## VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## Viewing & Further Information

By arrangement with letting agents:

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