

TO LET

Secure storage land

Approx. 0.55 Acres (2,234 sqm
0.223Ha)

SOUTH COMPOUND
57 PERRIE STREET DUNDEE
DD2 2RD



- **Secure yard in established Industrial Location.**
- **Fully serviced**
- **Portable office building.**

Viewing & Further Information
By arrangement with sales agents:

Carron Real Estate Limited
Tel: 0131 235 2195
Email: info@carronrealestate.co.uk

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Carronrealestate.co.uk

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 souther 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 tarmac and rolled gravel.

The subjects benefit from Water, Electricity and Gas.

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

Planning

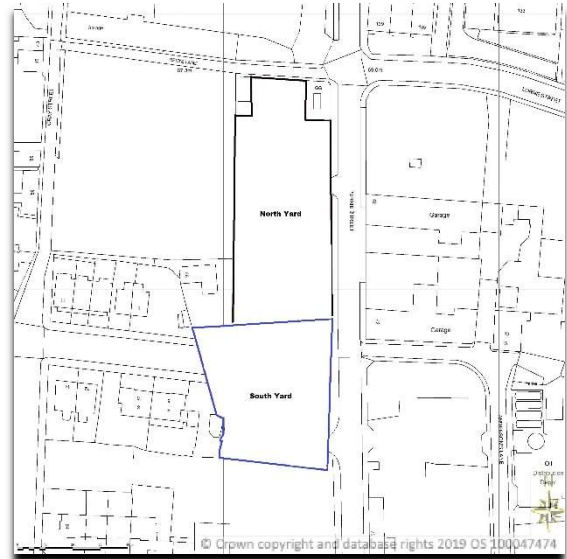
Historic use of the subjects has been for the storage and distribution of civils materials. Interested parties should make their own enquiries on specific uses and development proposals for the site with Dundee City Council Planning Department, 01382 433105.

Rating

The subjects are currently shown in the Valuation Roll 2021/22 with a Rateable Value of £10,400

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:

Paul McInnes

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