



MP

TO LET/MAY SELL

MACADAM PLACE

Dryburgh Industrial Estate | Dundee | DD2 3QR

SHOWROOM/WORKSHOP

- Established Showroom – Previously Volvo, Citroen & Seat
- Showroom Approx 412 sq. m.
- Workshop etc Approx 729 sq. m.
- Forecourt, Car Parking, Yard
- Total Site 1.5 acres approximately
- Rateable Value - £78,900

Watch Video ►

**DUNDEE IS THE
REGIONAL CENTRE FOR
COMMERCE, RETAIL AND
EMPLOYMENT WITHIN
THE TAYSIDE REGION.**

The subjects themselves are located on Macadam Place, on the eastern side of the well-established Dryburgh Industrial Estate, to the north of Dundee City Centre and Kingsway outer ring road. Access is taken from Faraday Street/Telford Road, the main internal road for the estate and contains both a mix of national and local businesses. There are a significant number of national trade counter occupiers within the estate including Howdens, Screwfix and Dulux.



**ESTIMATED POPULATION
OF APPROXIMATELY
145,000 AND A
CATCHMENT POPULATION
IN THE REGION OF 515,000.**

01. Macadam Place
02. Rexel Dundee
03. Brandon Hire Station
04. Dundee Ford Centre
05. SGN
06. Magnet Trade
07. Scottish Fire and Rescue Service
08. Kingsway Retail Park
09. Booker Dundee

DESCRIPTION

THE SUBJECTS
COMPRISE A MODERN
STANDALONE,
SHOWROOM AND
WORKSHOP FACILITY.

With secure yard, forecourt and onsite car parking. The Showroom is fitted out to a high standard with the capacity to display a minimum of 5 cars. Ancillary accommodation includes a workshop, offices, customer lounge and WC accommodation. All provided on the first floor.

To the back of the showroom accommodation, the property provides a large workshop. With room to store/work on multiple cars.

Standing on a secure site which extends approximately 1.5 acres, the property benefits from surfaced parking areas to both the front and sides of the property.



STANDING ON A SECURE
SITE WHICH EXTENDS
APPROXIMATELY 1.5 ACRES



ACCOMMODATION

We have measured the site in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Internal Area:

UNIT	SQ.M.	SQ.FT
Showroom	412	4,434
Workshop	729	7,846



RATEABLE VALUE

The subjects have a Net and Rateable Value of £78,900.

The unified business rate for the year 2024/2025 is 54.5p exclusive of water and sewerage rates.

TERMS

The subjects are available To Let/May Sell. Further information in this regard is available from the Sole Agents.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

EPC

Available on request.

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.

FURTHER INFORMATION

To arrange a viewing please contact:

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Partner

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IMPORTANT NOTICE

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