

FOR SALE/TO LET

ROADSIDE OPPORTUNITY



**Former Macalpine Service Station,
Macalpine Road, Dundee, DD3 9HU**

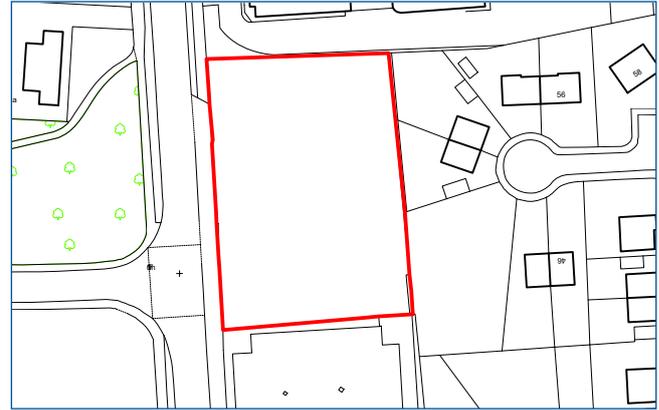
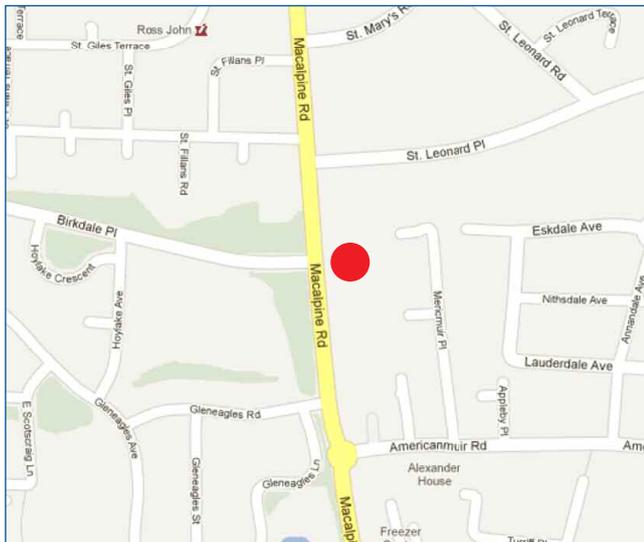
- **Prominent site close the Kingsway (A90)**
- **Development opportunity**
- **Large site suitable for a variety of commercial uses**
- **Adjacent to Lidl store**
- **0.33 ha (0.82 ac)**
- **Offers invited**

Location

Dundee is the administrative centre for Tayside, located immediately north of the River Tay, 60 miles north of Edinburgh, 25 miles north east of Perth and 70 miles south of Aberdeen. The city is situated on the A90 dual carriageway which links with the M90 which provides a direct link to the Forth Road Bridge and the M9/M8 motorways as well as the A9. There are good rail links from Dundee to other main cities in Scotland and further afield.

The site is formed to the east of Macalpine Road in the suburb of Downfield, three miles north of Dundee City Centre. Macalpine Road directly links with the Kingsway (A90) which forms the main dual carriageway through Dundee and links Perth to Aberdeen.

The site is bounded by Macalpine Road to the west, a church to the north and a Lidl supermarket to the south. The area to the east of the site is predominantly residential.



Proposal

Our client would consider letting the site or an outright sale. In the case of a lease, the rent will be dependent upon the proposed use, lease terms etc. Further details are available via the sole agent. In the case of a sale, our client is seeking offers in respect of the remediated site.

VAT

VAT is payable on the purchase price.

Legal Costs

Each party to be responsible for their own costs, with the ingoing tenant or purchaser responsible for any Registration Dues and Stamp Duty Land Tax.

Date of Entry

The date of entry will be dependent upon the timescales for the remediation of the site. We are currently liaising closely with the owners and their agents to clarify the likely date when the site will be handed over to our client. Further information is available via the sole letting/selling agent.

Viewing and further information

Strictly via the sole agent:

Thomson Property Consultants
The Alhambra Suite
82 Mitchell Street
Glasgow
G1 3NA

Tel: 0141 530 5321
Fax: 07006 037140

Contact: Eric Thomson
Email: eric@thomsonproperty.co.uk
Mob: 07973 942489

Description

The property comprises a former petrol filling station which has been decommissioned by the original occupier. The site will be remediated to a 'clean' standard to permit commercial development on the site with all guarantees available for inspection when complete. The site is rectangular in shape and has been cleared in preparation for future development.

Planning

The property falls within an area under the administration of Dundee City Council with the relevant planning document being the Dundee Local Plan Review, adopted on 1 August 2005. The site is unallocated within the aforementioned plan and would be suitable for a variety of purposes in line with the Plan's policies.

The site benefits from detailed planning consent (granted 18 November 2008 and valid for five years) for a new petrol filling station and convenience store of 283 square metres (3,046 square feet).

Rating

The subjects will require re-assessed upon confirmation of the proposed use or upon completion of the proposed development.

IMPORTANT NOTICE

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- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (vi) Photographs & drawings for illustration purposes only.