



Tenure

Freehold.

Location

The city of Dundee has a resident population of approximately 160,000 and is Scotland's fourth largest city, industrial centre and port.

The city is located 18 miles east of Perth on the north side of the Firth of Tay, 56 miles north of Edinburgh.

The property is situated within Kings Cross Trade Park, a new trade counter scheme located on Kings Cross Road where other tenants include ESSS Electric and Tool Station. The property is ideally located, just off Kingsway West (A90) to the north of Dundee town centre.

Nearby occupiers include B&Q, Topps Tiles, Bathstore, Tile Giant and the Kingsway West Retail Park (total 298,000 sq ft) anchored by Tesco Extra, with Halfords, Currys and Toys 'R' Us amongst others.

Description

The property comprises a newly built trade counter unit. The unit forms part of a terrace of five units, the subject property enjoying the most prominent road frontage on the end of the terrace. The unit benefits from a reception/showroom area and warehouse with an up and over door and 7.8m eaves. There is parking for 10 cars.

The property provides the following accommodation:

Gross Internal Area 466 sq m (5,019 sq ft)

NB. Lease provides for an area of 464.5 sq m (5,000 sq ft) at rent review.

Tenancy

The entire property is at present let to PPG ARCHITECTURAL COATINGS UK LTD for a term of 15 years from 21.01.2013 at a current rent of £45,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant option to break at the end of the tenth year. (1)

Tenant Information

Website Address: www.ppg.com

For the year ended 31st December 2011, PPG Architectural Coatings UK Ltd reported a turnover of £181,495,000 a pre-tax profit of £1,507,000, shareholders' funds of £99,807,000 and a net worth of £87,288,000.

(Source: riskdisk.com 14.02.2013.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 33 Band C+ (Copy available on website).

Dundee

Unit 1 Kings Cross Trade Park Kings Cross Road DD2 3NU

- **Newly Built Trade Counter Investment**
- Let to PPG Architectural Coatings UK Ltd t/a Johnson Decorating Centre
- Lease expires 2028 (1)
- Located close to Kingsway West (A90)
- Rent Review 2018
- Current Rent Reserved
£45,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

