



119 CLEPINGTON ROAD

DUNDEE, DD3 7NU

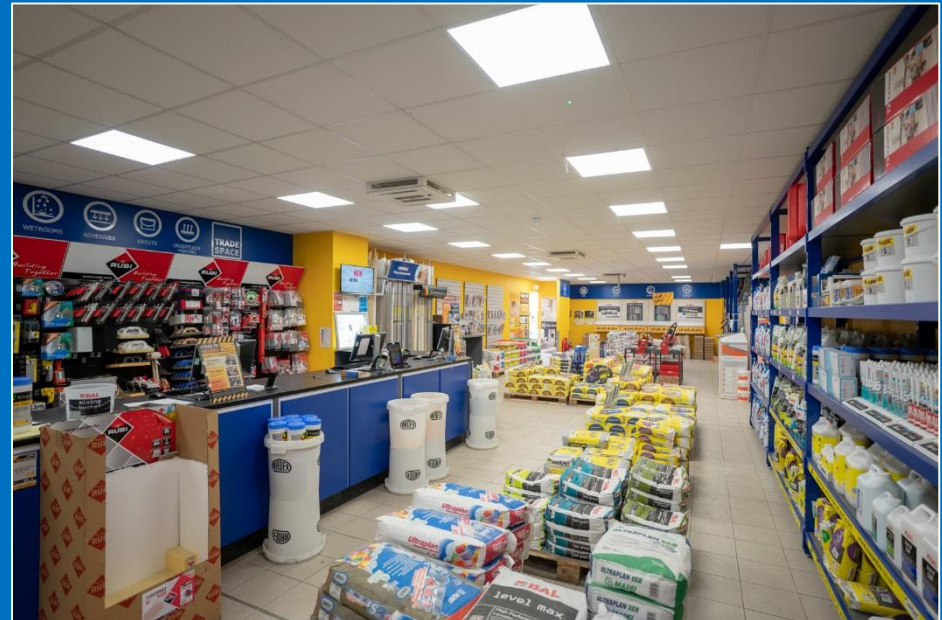
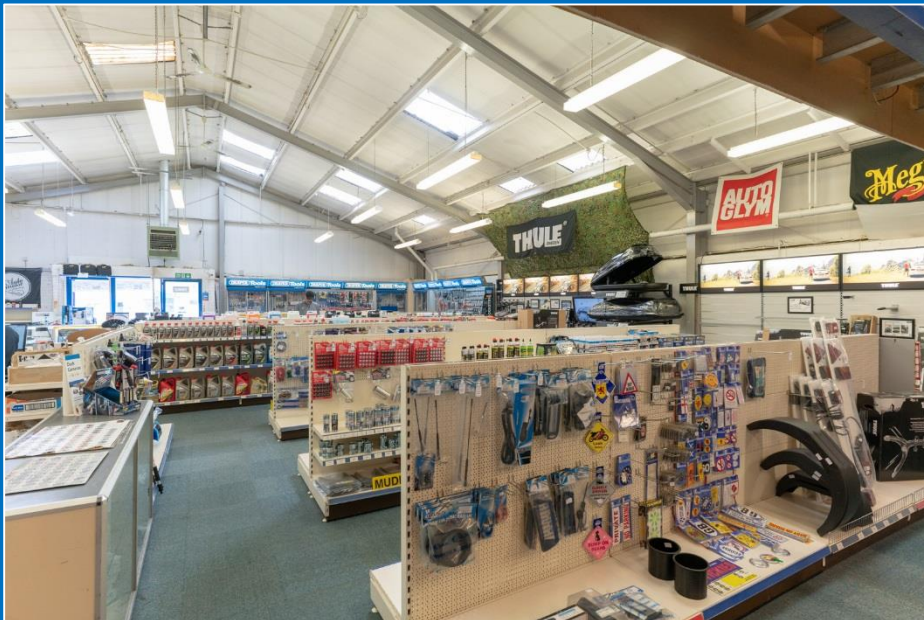
HIGH QUALITY TRADE COUNTER INVESTMENT OPPORTUNITY

CBRE



INVESTMENT SUMMARY

- **Heritable Interest** (Scottish Equivalent of English Freehold.)
- **Well located** trade counter industrial estate fronting a major distribution route and within close proximity to the Kingsway, Dundee's Outer Ring Road.
- Dundee is currently undergoing a significant regeneration process, with significant growth potential expected to create 7,000 jobs through the waterfront project.
- Comprising six individual units, totalling 3,916 sq m (42,150 sq ft)
- Fully income producing with a **WAULT** of 2.78 years to expiries.
- Current **passing rent** of £235,880 per annum.
- Offers are sought in excess of £2,450,000 (Two Million Four Hundred and Fifty Thousand Pounds), reflecting a **Net Initial Yield** of 9.05%, after allowing for standard purchaser's costs. A purchase at this level would represent an attractive cap rate of £58.12 per sq ft.



LOCATION

Dundee is Scotland's fourth largest city with a resident population of around 150,000 people. The city is located on the north bank of the River Tay, approximately 96 kilometres (60 miles) north of Edinburgh and 105 kilometres (65 miles) south of Aberdeen.

With two universities, a major further education college and an Institute for Arabic and Islamic Studies, Dundee has a student population of over 40,000. Ninewells Hospital is an internationally renowned teaching hospital and a leading centre in cancer management.

Dundee's Waterfront is currently undergoing a dynamic £1 billion regeneration, including improvements to the railway station and an upgraded marina area.

The £80 million project to create the new V&A Museum of Design completed in late 2018. The regeneration of the Waterfront is projected to attract an additional 300,000 tourists each year.

Dundee has excellent road and rail communications with the A90/M90 linking to Edinburgh, Aberdeen and the wider motorway network. The city also sits on the east coast mainline railway.

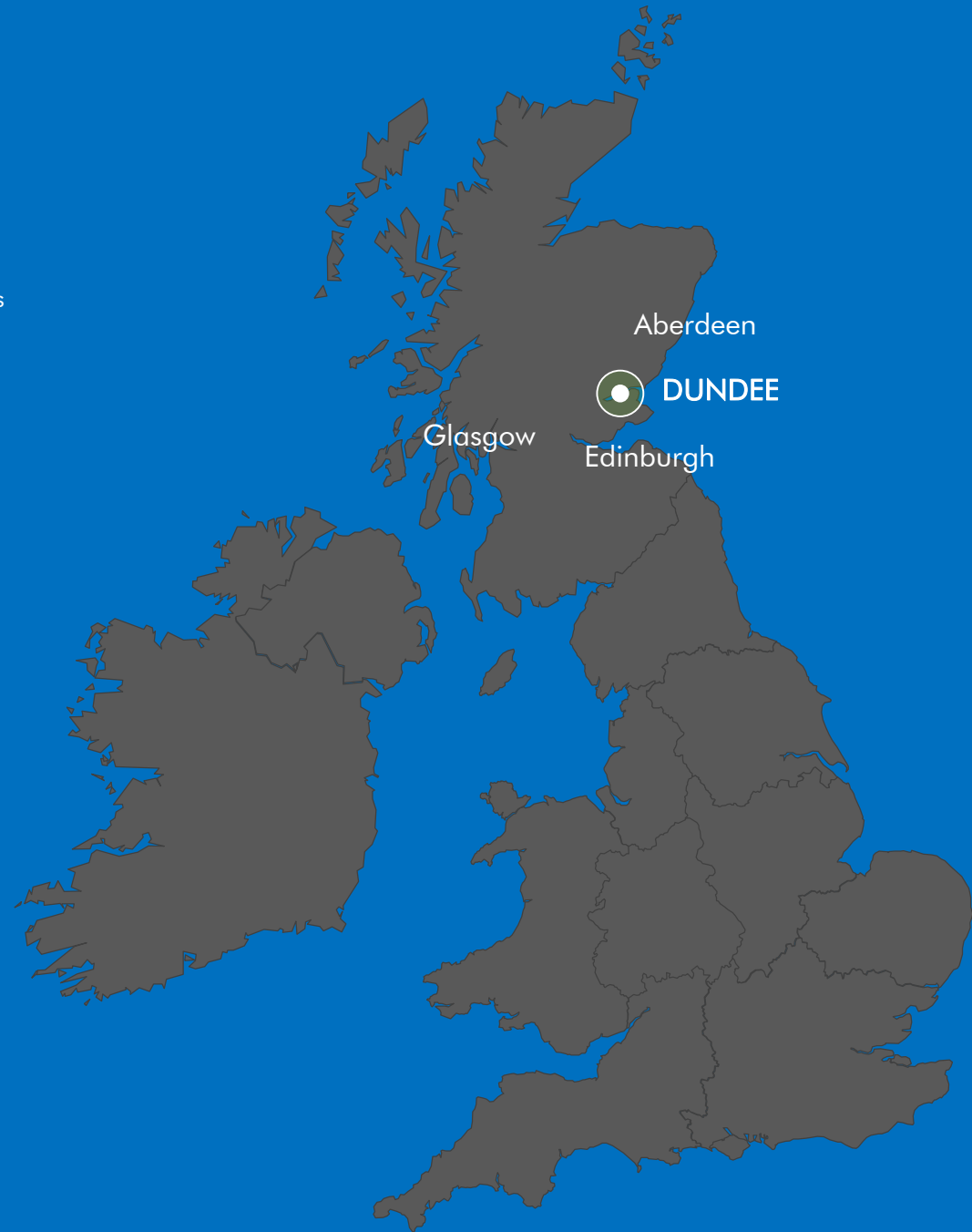
SITUATION

The subject property is located on Clepington Road, approximately 2km (1.3 miles) north west of Dundee city centre. With direct links to The Kingsway (A90/A972), Clepington Road is an established industrial and trade counter location.

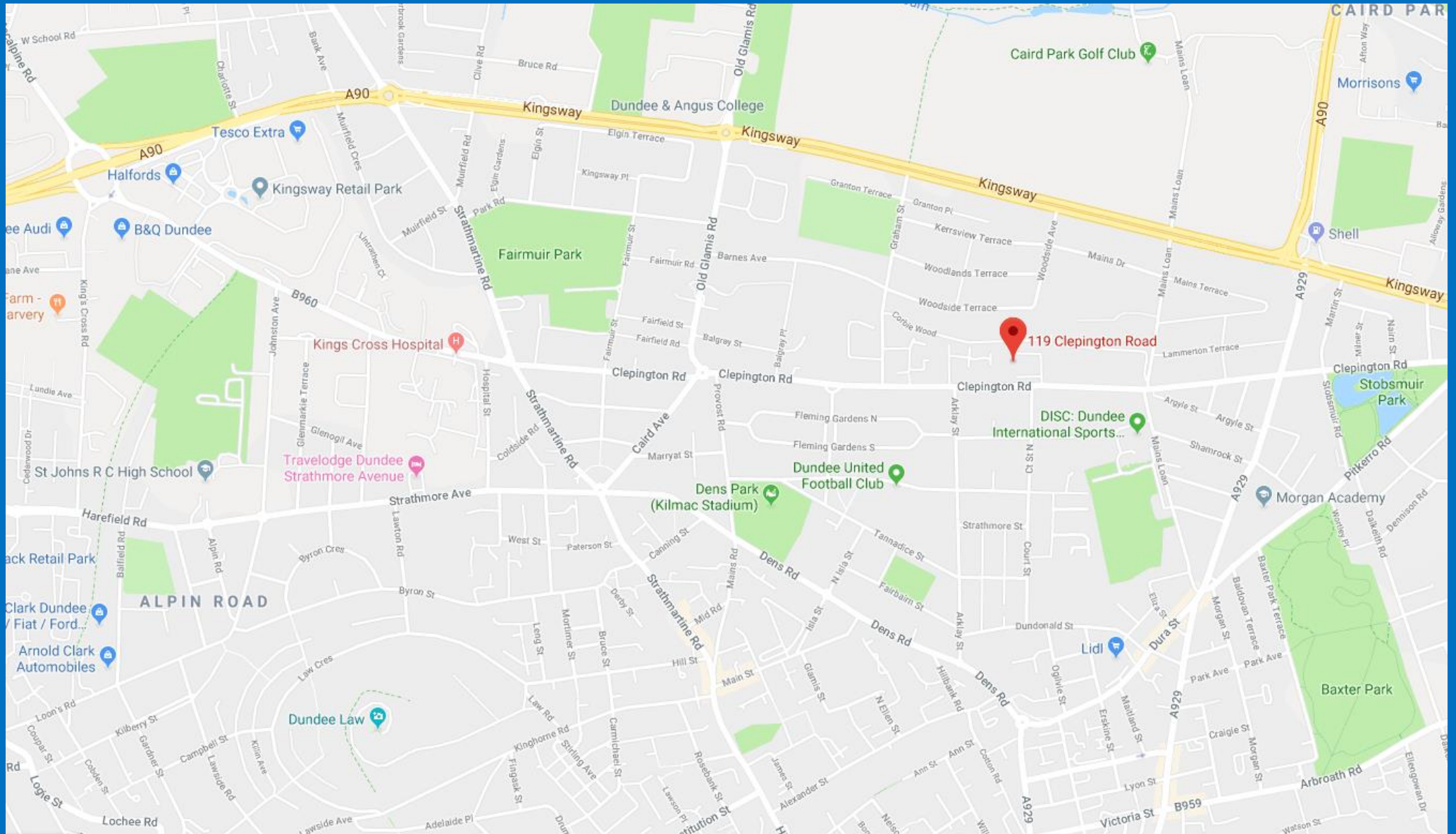
Key occupiers in the nearby vicinity including Tile Giant, Keep Safe Storage, Tops Tiles, ATS Euro Master and Avis Car Hire.

The property is located in close proximity to Kingsway Retail Park, the principle out-of-town retail offering in the region. Situated 1.6km (1 mile) away at the west end of Clepington Road, the scheme extends to circa 27,870 sq m (300,000 sq ft). Tenants include Tesco, Currys PC World, Next Home, Halfords and Burger King.

The property sits adjacent to the site of the former James Keiller factory, a major residential development site. It is also located in close proximity to Discovery Homes new development of six detached villas and four semi-detached villas, benefitting from an off road location. This area of Clepington Road is well placed for local shops, schools, retail parks, city centre, vehicular and commuter bus routes connecting to all parts of the city.



LOCATION



DESCRIPTION

The estate comprises a terrace of five purpose built industrial units, with a larger standalone unit towards the north east corner of the estate. Units 1-5 comprise a steel portal frame structure, ranging from 523 sq m (5,634 sq ft) to 537 sq m (5,784 sq ft). Unit 6 has a timber 'Glulam' portal frame with metal sheet external cladding and in total extends to 1,270 sq m (13,666 sq ft).

The estate is accessed via Clepington Road onto a tarmac service road with pedestrian footpaths to the front of the property. Car parking is provided to the front of the units with deliveries to the rear.

The site area extends to 2.05 acres (0.82 hectares). The total site coverage is estimated to be 48%.



TENANCY SCHEDULE

UNIT	TENANT	AREA (SQ FT)	LEASE EXPIRY	ANNUAL RENT	RENT PER SQ FT	RENT REVIEW	COMMENTS
Unit 1	Autosave Components	5,757	31 Jul 2024	£39,000	£6.77	01/08/2019	
Unit 2	Whittons Flooring Ltd	5,661	19 Feb 2022	£41,200	£7.27	-	
Unit 3	Vacant	5,648	N/A	£34,000	£6.02		Two years rent, rates and service charge cover to be provided by vendor
Unit 4	Jewson Limited	5,784	10 Mar 2021	£37,430	£6.47	-	
Unit 5	Jewson Limited	5,634	27 May 2020	£38,000	£6.74	-	
Unit 6	Highland Industrial Supplies Ltd	13,666	25 Feb 2023	£46,250	£2.56	-	
TOTAL		42,150		£235,880			

TENURE

The property is held on a Heritable Title (Scottish Equivalent of English Freehold).

WAULT

The WAULT of the property is 2.78 to earliest expiries (As of 1 June 2019).

COVENANT



Jewson Limited is the UK's leading supplier of building materials & equipment, supplies, tools and timber, with over 600 branches across the UK, with further stores all over Scotland including Edinburgh, Glasgow and Aberdeen.

EXPERIAN RATING	TURNOVER	PRE-TAX PROFITS	TOTAL ASSETS
72/100	£1,947,796	£13,961	£1,212,049



Highland Industrial Supplies is one of Scotland's largest independent providers of DIY tools and equipment, having opened its first branch in 1985, with further stores in Perth, Inverness and Fort William.

EXPERIAN RATING	TURNOVER	PRE-TAX PROFITS	TOTAL ASSETS
100/100	£42,469,428	£46,596	£14,077,291



Established in 1973, **Whittons Flooring Ltd** is a family run flooring business with over 35 years of trade. The business is one of the largest providers of floor coverings in Tayside, with further stores in Dundee, Arbroath and Forfar.

EXPERIAN RATING	TURNOVER	PRE-TAX PROFITS	TOTAL ASSETS
78/100	-	-	£1,119,972



Autosave Components are providers of car parts and automobile accessories. The company is well established in Scotland, with further stores in Edinburgh, Inverness, Aberdeen and Elgin.

EXPERIAN RATING	TURNOVER	PRE-TAX PROFITS	TOTAL ASSETS
22/100	-	-	£13,100

VAT

The property is elected for VAT purposes. However, it is anticipated that the sale will be treated as a transfer of going concern (TOGC).

EPC

A copy of the individual EPCs are available upon request.

SERVICE CHARGE

The current service charge is £16,100 (£0.38 per sq ft).

PROPOSAL

We are instructed to seek offers in excess of **£2,450,000 (Two Million Four Hundred and Fifty Thousand Pounds Sterling)**.

A purchase at this level would reflect an attractive **Net Initial Yield of 9.05%**.





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CBRE: May 2019



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