

FOR SALE (MAY LET)

INDUSTRIAL UNIT/ DEVELOPMENT OPPORTUNITY

EAST DOCK STREET • DUNDEE • DD1 3EY

ON THE INSTRUCTIONS OF



- Former Bus Depot (2,787 sq.m./30,000 sq.ft.) with development potential
- Prominent roadside site adjacent to Dundee Waterfront Regeneration Area
- 0.33 hectare (0.81 acre) site

**MONTAGU
EVANS** 
0141 204 2090

LOCATION

The property occupies a prominent site in Dundee City Centre, on East Dock Street (A991), part of the ring road serving the City, and close to the Olympia Leisure Centre and Gallagher Retail Park. The site is bounded to the rear by Seagate Bus station and by Mary Ann Lane on the east, and is adjacent to the landmark Listed Building formerly occupied by the Dundee, Perth & London Shipping Company.

The Dundee Waterfront area which is undergoing a £1billion transformation including the construction of a new V&A Museum co-ordinated by Dundee City Council, Scottish Enterprise, and the Scottish Government, lies immediately to the south of the site.

THE PROPERTY

The site extends to approximately 0.33 hectare in size (0.81 acres) and is currently occupied by a former Bus Depot consisting of a single bay workshop unit with internal offices and ancillary accommodation extending to a gross internal floor area of 2,787 sq.m. (30,000 sq.ft). The front elevation of the building incorporates three loading bays and faces onto a surfaced display forecourt with frontage onto East Dock Street.

ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £59,200.

PLANNING

The site is included within the designated City Centre boundary in terms of the Dundee Local Development Plan, and may therefore be suitable for business, commercial retail or residential development. Further enquiries on planning should be directed to:

Dundee City Council
City Development Department
50 North Lindsay Street, Dundee, DD1 1LS
Telephone: 01382 433105

EPC

A copy of the Energy Performance Certificate can be made available upon request.

INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole agents or through their solicitors in order to be advised on any closing dates which may be set.

PURCHASE TERMS

Offers are invited for our client's heritable interest in the site. Our clients may consider a lease of the property. Further details on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any Land and Buildings Transaction Tax (LBTT) or VAT or registration dues incurred thereon.

FURTHER INFORMATION

For further information please contact the sole selling agents:

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