

FOR SALE

EDUCATIONAL/OFFICE FACILITY

**CAIRD HOUSE & COTTAGE,
170 & 172 NETHERGATE, DUNDEE**



LOCATION

Dundee is located on the East Coast of Scotland approximately mid way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) and has a resident population of some 142,000 persons and a catchment of more than 640,000 persons (Source: Dundee City Council).

Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside.

The largest employers are NHS Tayside, Dundee City Council, University of Dundee, Tesco, D C Thomson & Co and BT. Other employers include Michelin, Alliance Trust, Asda and Strathgry Scottish.

The Bio Medical and Bio Technology Sectors along with information technology and software for computer games have been important industries in Dundee during recent years.

As a retail destination for the North East Dundee is ranked fourth in Retail Rankings Scotland and offers a wide variety of retail, department stores and independent specialist stores.

The City has its own airport with daily flights to London (City Airport) and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

The subject property is located a short distance west of the City Centre within the Cultural Quarter, a mixed use area where surrounding properties comprise retail, office, licensed and educational facilities, overlooking the former rail yards at the rear which have been redeveloped for office and leisure purposes.

- FORMER TOWNHOUSE AND COTTAGE WITH GARDEN GROUNDS.
- CATEGORY B LISTED.
- LOCATED WITHIN CULTURAL QUARTER OPPOSITE DUNDEE UNIVERSITY CAMPUS.



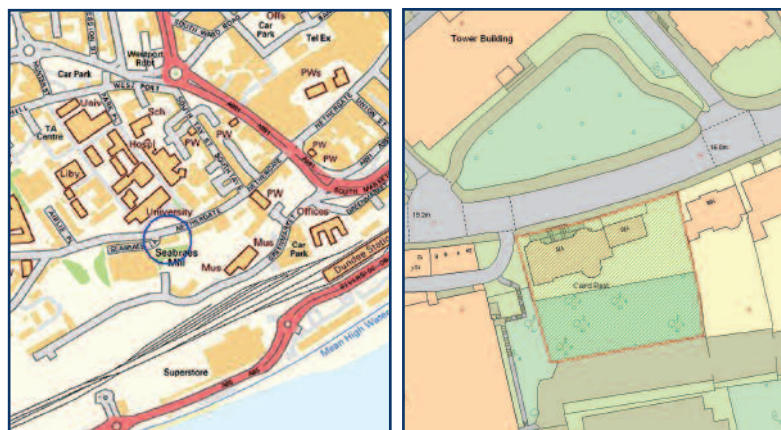
VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

J&E Shepherd
Chartered Surveyors
13 Albert Square
Dundee
DD1 1XA

Telephone: 01382 878005
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www.shepherd.co.uk



DESCRIPTION

The property comprises a pair of Category B Listed properties, a former townhouse and adjacent cottage with garden grounds to the rear on an elevated stepped site with views to the south towards the Tay estuary.

Caird House was built in 1840 or thereabouts as a private townhouse and became the Caird Rest in 1911, gifted as a place of rest and recreation for the aged. The property is now used for office and educational purposes.

The main walls are of stone construction whilst the roof over is of pitched timber construction overlaid in slate.

The floors are of suspended timber and solid construction and the windows are of timber sash.

The cottage which was built slightly later is constructed in similar materials, partly harled.

Both properties are accessed from Perth Road.

It should be noted the property immediately to the east, at 166 Nethergate enjoys, a right of access over part of the garden grounds.

ACCOMMODATION

The accommodation and approxiamte gross floor areas are summarised below:

Accommodation	Floor	Description	Area	
			sq.m	sq.ft
170 Nethergate (Cottage)	Lower Ground	Stores	77.2	830
	Ground	Offices	77.2	830
	First	Offices	77.2	830
Sub Total			231.6	2490
172 Perth Road (Caird House)	Lower Ground	Offices, stores and boiler room	275.48	2965
	Ground	Offices and kitchen	275.48	2965
	First	Offices and staff kitchen	275.48	2965
			826.44	8895
Total			1058.04	11,385

In addition to the foregoing the properties have attic accommodation which could be adapted for use subject to meeting current building regulations.

The properties are linked by a 1970's structure which contains a lift facility.

All of the foregoing stands upon a stepped site extending to 0.256 hectares 0.63 acres or thereby.

RATING

The subjects will require to be separately reassessed for local rating purposes.

PLANNING

The property has been occupied for Office/Educational purposes.

Other uses may be acceptable however enquiries regarding alternative uses should be made to Dundee City Council's Planning Department by telephone (01382 434000) or email (development.management@dundeecity.gov.uk).

PRICE

Offers are invited for our client's freehold (heritable) interest.

VAT

Our client reserves the right to charge VAT if applicable.

FURTHER INFORMATION AND VIEWING

By appointment with the sole selling agents.

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