

► For Sale - Development Opportunity

Former Public Toilets - Seabraes - Perth Road, Dundee DD1 4LN



LOCATION

The subjects are located at the south side of Perth Road adjacent to Seabraes Park on the western side of the City Centre. The University of Dundee, the Overgate Shopping Centre and Dundee Contemporary Arts Centre are all within a few minutes walk. The steps from Seabraes Park also provide convenient access to the Railway Station and Dundee Waterfront.

DESCRIPTION

The subjects comprise a street level open terraced area fronting on to Perth Road and overlooking Seabraes Lane and the River Tay to the south. A stairway access from the

street level terrace leads to the former toilets at the lower ground level. Whilst the front section of the toilets is at lower ground level, the sloping nature of site means that there are 3 windows to the rear looking on to Seabraes Lane. The interior is in a fairly poor state of repair but many of the original fittings including floor and wall tiles are still in situ.

The site extends to 65 square metres or thereby at street level.

The lower ground floor area, measured on a gross internal basis extends to 53 square metres or thereby.



PLANNING

The property is a Category B Listed Building located within the University Conservation Area. Given the unique nature of the listed building and its historic fabric, the property may be suitable for a number of uses that would retain its character and features. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building.

Early contact with Dundee City Council's Planning Service would be welcomed to discuss the potential redevelopment and proposed use of the property. Any prospective purchaser should consult Gary Knox, Senior Planning Officer, City Development Department, Planning Service, Dundee House, 50 North Lindsay Street, Dundee, DD1 1LS. Email: gary.knox@dundeecity.gov.uk

SERVICES

No warranty is given with regard to the provision or working order of any services and any prospective purchaser should therefore satisfy themselves as to the current condition.

RATING

The property has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll as nil value. Prospective purchasers should note that the property will be reassessed when the property is redeveloped/occupied.

TERMS

Unconditional offers in excess of £10,000 are invited from interested parties and should be submitted in formal Scottish legal terms.

Offers should be sealed using the official label issued by this department, endorsed 'Former Public Toilets – Seabraes, Perth Road, Dundee' and must be lodged with the Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY on or before 10am on Friday 8th September 2017.

Failure to use the official label in the prescribed manner may, at the discretion of the Council, result in the offer not being considered. The label must be affixed to the front of the envelope, folded and sealed across the flap. It should be noted that the Council is not bound to accept the highest or indeed any offer. Faxed or emailed offers will not be considered.

LEGAL FEES

Each party will be liable for their own legal fees in connection with the disposal of the subjects.



The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.

For further information contact:

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