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Former Toilet Block, Queen Street Car Park, Broughty Ferry | Dundee



Suitable for a range of uses



## LOCATION

The subjects enjoy a prominent location within Queen Street Car Park, Broughty Ferry. The location is on the western edge of Broughty Ferry town centre a short distance from the main commercial centre and Broughty Ferry Railway Station.

## DESCRIPTION

The subjects comprise a single storey building which is of brick construction with a pitched and tiled roof.

The accommodation provides the following:

Entrance hall, reception, office, 2 toilet blocks, changing room and stores together with a separately accessed former disabled toilet.

The ground floor area, measured on a gross internal basis extends to 107 square metres or thereby.

## PLANNING

The property may be suitable for a variety of uses and prospective occupiers are advised to discuss any potential use with 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](mailto:gary.knox@dundeecity.gov.uk)

## SERVICES

Mains drainage, electricity and water are installed however 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 their current condition.

## RATING

The property has been assessed for non-domestic rates and the rateable value is currently stated on the Valuation Roll at £11,200.

## ENERGY PERFORMANCE CERTIFICATE

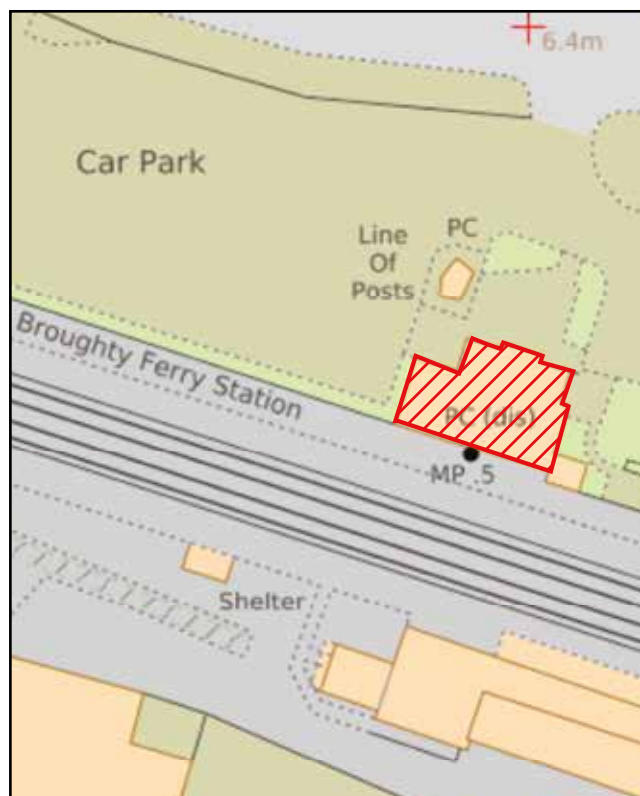
The building Energy Performance Rating is Band G and a copy of the current Energy Performance Certificate is available on request.

## TERMS

The property is being offered in its current condition on the basis of a lease for a flexible term. Interested parties are invited to discuss their specific proposals in terms of proposed use and length of lease with Dundee City Council as per the contact details below.

## FOR FURTHER INFORMATION CONTACT:

**Lesley McCallum** (t. 01382 433430) or  
**Jonathan Orr** (t. 01382 434116)  
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