



11 Dens Road, Dundee, DD3 7SR

- Attractive development opportunity
- May suit variety of uses subject to planning
- Popular mixed-use area close to city centre
- Existing building extends to 1,635 sq. ft.
- Offers invited - £95,000





LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast. Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

The subjects are located approximately 0.5 miles to the north east of Dundee City Centre and more precisely are located at the junction of Dens Road and Arthurstone Terrace. The surrounding area is predominately residential area, with a small number of retail/commercial units nearby.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a church hall premises of brick/block construction, underneath a pitched and tiled roof.

The building encompasses the entire site which is of regular configuration and extending to approximately 0.04 acres. Access to the existing building is taken directly from Dens Road. There is a neighbouring site on the immediate south of the subjects, currently available for sale.

Internally the building provides a large church hall room with various smaller rooms off this main area, including male and female toilet facilities and a kitchen area.

The subjects may suit a variety of uses subject to the appropriate planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and

have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor area as follows;

151.91 sq. m. / 1,635 sq. ft.

As mentioned above the building encompasses the majority of the site, which extends of approximately 0.04 acres.

DEVELOPMENT

The subjects may be suited to a variety of different uses, all subject to obtaining the relevant planning consents. Interested parties should make their own enquiries directly to the Dundee City Council Planning Department.

RATEABLE VALUE

The subjects are entered in the Valuation Role with a rateable value of £2,250. The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

PRICE

Offers are invited at £95,000 for the heritable interest of the subjects. All enquiries should be made directly to the sole selling agents Graham + Sibbald Chartered Surveyors.

EPC RATING

Available upon request

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

Please note, all viewings and information requested is strictly via the Sole Selling Agents. No direct approaches.

To arrange a viewing contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk

01382 200064



Euan Roger

Graduate Surveyor

Euan.Roger@g-s.co.uk

01382 200064

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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