



35-39 Murraygate, Dundee, DD1 2EE

- Full planning consent for 6 x serviced apartments
- Original office building over 1st, 2nd + 3rd floors
- Within heart of Dundee City Centre
- Private parking to rear
- Offers in region of £300,000



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. 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.

More precisely, the subjects are located within the Murraygate, a busy pedestrianised section of Dundee City Centre. Occupiers within close proximity include; Tesco Metro, Marks and Spencer, Bank of Scotland, Betfred and HSBC.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise office accommodation laid out over first, second and attic floor levels. The property is 'B' Listed and is of traditional stone and slate construction. Access to the subjects is via a pedestrian entrance door off Murraygate.

Internally accommodation is predominately laid out in a cellular nature with additional Staff and WC facilities. Each floor is accessed separately off the main stair and can be occupied in part or whole.

The subjects benefit from full formal planning permission for the conversion to 6 x serviced apartments. They may also suit a variety of uses, to include residential conversion, subject to the appropriate consents.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the following Gross Internal Floor areas of the subjects to be as follows;

Area/Floor	SQ M	SQ FT
First	105.48	1,135
Second	93.90	1,010
Attic	55.56	598

DEVELOPMENT

The subjects benefit from full granted planning permission for change of use of listed building from vacant offices to 6 x serviced apartments.



Details of this and plans are available via the Dundee City Council Planning Portal, using Application Reference: 16/00974/FULL

PRICE

Offers in the region of £300,000 are invited for the heritable interest in the subjects.

RATEABLE VALUE

The subjects are entered into the Valuation Roll for the current year at a Rateable Value as follows:

Area/Floor	Rateable Value
First	£8,500
Second	£6,600
Attic	£3,150

The unified business rate for the year 2017/18 is 46.6p exclusive of water and sewerage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT however our client reserves the right to charge VAT is applicable.

VIEWING

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

To arrange a viewing contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk
01382 200064



Garth Davison

Associate

garth.davison@g-s.co.uk
01382 200 064

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2018