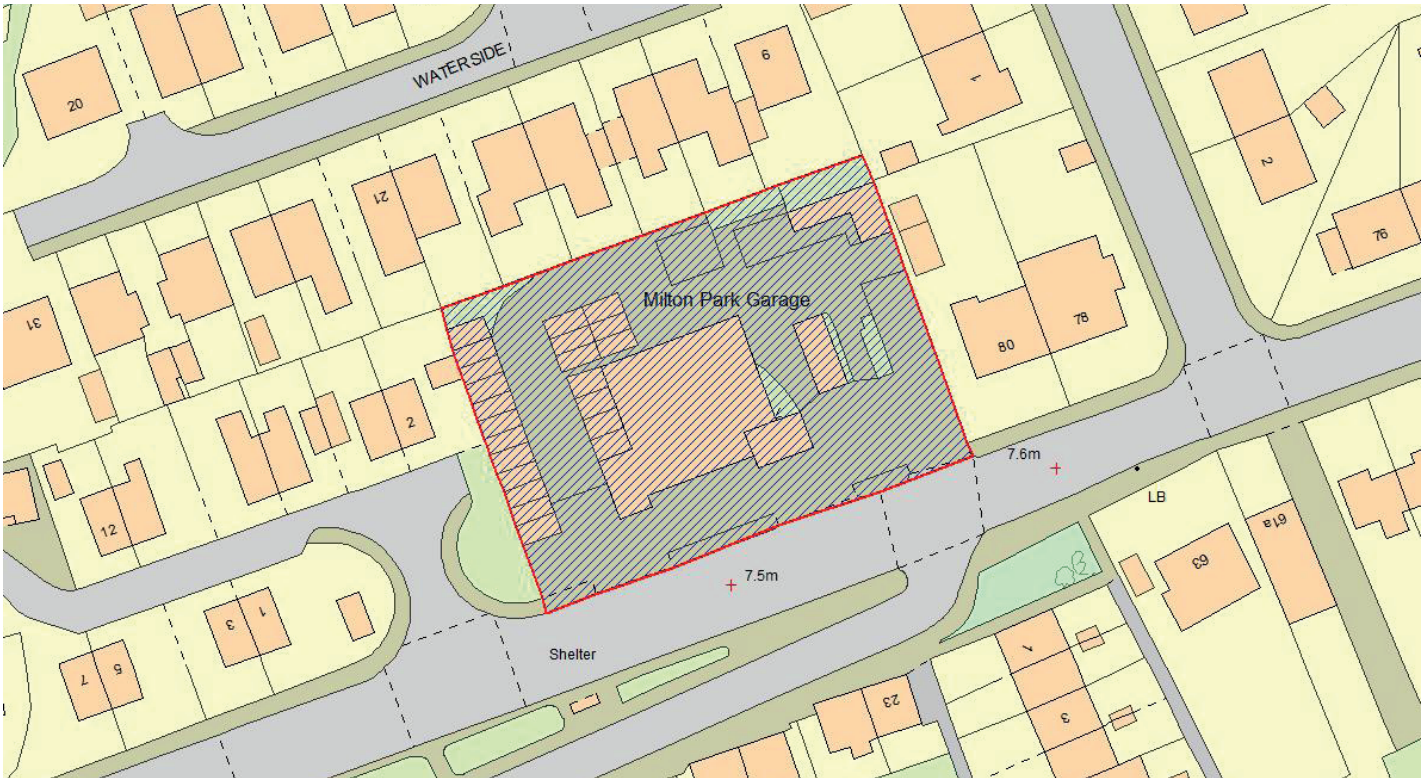
# FOR SALE
DEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD




## 86 Milton Park, Ferry Road, Monifieth, DD5 4PA

Suitable for a variety of uses — subject to consents

- May suit development — subject to consents
- Prominent roadside position
- Affluent dundee suburb
- Offers invited




## LOCATION

Monifieth, a popular residential suburb with a population of approximately 8,000 persons is situated 6 miles to the east of the larger commercial centre of Dundee.

Monifieth is a relatively affluent suburb located approximately 5 miles to the east of Dundee and immediately to the east of Broughty Ferry, and whilst predominately a commuter settlement, enjoys a relatively vibrant High Street and includes a number of nationally recognised operators.

More precisely, the subjects are located off Ferry Road occupying a prominent roadside position.

Surrounding occupiers are mainly residential, however a Coop supermarket is located within close proximity.

## DESCRIPTION

The subjects comprise a development site of 0.63 Acres (0.25 Hectares) or thereby.

The site occupies a prominent roadside position and is currently used as a car wash. At present a variety of buildings exist onsite, including; garage, lock ups and timber sheds.

The subjects may suit a variety of uses, subject to all necessary consents.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring 6th Edition and estimate the site extends to a Gross Internal Area of:

0.63 Acres (0.25 Hectares)

## TERMS

Offers are invited for the heritable interest in site.

We would anticipate all offers will be subject to planning and as such will be considered accordingly.

## RATEABLE VALUE

The subjects are entered in the Valuation Roll at a Rateable Value of £13,850.

The unified Business Rate 2017/2018 is £0.464, excluding water and sewage rates.

## VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT unless otherwise stated.

Any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in any transaction.

## FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald

**To arrange a viewing contact:**



**Garth Davison**
Surveyor
garth.davison@g-s.co.uk
01382 200 064



**Grant Robertson**
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**IMPORTANT NOTICE**

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