

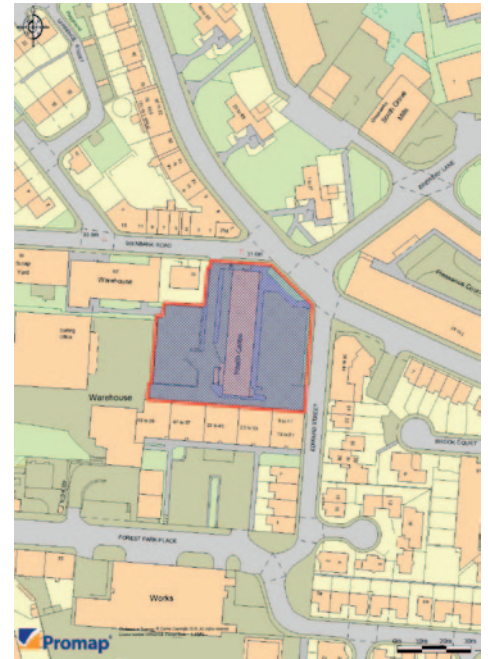


**WEDDERBURN HOUSE  
ON THE INSTRUCTIONS OF NHS TAYSIDE  
1 EDWARD STREET  
DUNDEE DD1 5NS**



- Development opportunity — subject to consents
- Established mixed use area
- Corner site
- Building — 1,744.33 Sqm (18,775 sq ft) or thereby
- Site — 0.77 Acres (0.31 Hectares) or thereby





## LOCATION

Dundee is Scotland's fourth largest city with an estimated population in the region of 145,000 and a catchment population in the region of 515,000.

The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population lying within a 90 minute drive time.

More precisely, the subjects are located on Edward Street, at its corner with Forest Park Place.

The location is a busy mixed use area, comprising a mixture of residential and commercial property. Commercial operators include; Royal Mail, Co op food store etc.

The approximate location of the property is shown by the OS plan.

## DESCRIPTION

The subjects comprise a stand-alone office building, 4 storey in height. The property comes with generous car parking facilities at the front and rear of the building.

Internally the subjects are laid out in a cellular nature.

The property lends itself to future re-development all subject to consents.

## ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition) and estimate the following Net Internal Floor Area to be as follows:

Building — 1,744.33 sqm (18,775 sqft) of thereby.  
Site — 0.77 Acres (0.31 Hectares) or thereby.

## PRICE

Offers in the region of £200,000 are invited for our client's heritable interest in the property.

Disposal will be by way of a formal tender and a closing date will be set for offers, accordingly interested parties should register interest in writing with the sole selling agents.

Please note, our client will not be bound to accept the highest, nor indeed any offer submitted.

Our clients may reserve the rights to implement a clawback/overage provision, subject to the detail of any eventual/successful development scheme.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a Rateable Value of £133,500.

The unified Business Rate 2017/2018 is 0.51p, excluding water and sewage rates.

## EPC

Available from the Sole Selling Agents.

## 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

Associate

grant.robertson@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.
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: January 2018