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17 - 19 King Street | Dundee DD1 2JD



Offers in excess of £150,000 are invited





## LOCATION

The property is situated on the eastern periphery of the city centre close to the junction of East Marketgait and King Street. Abertay University, the Olympia Leisure Centre, the University of Dundee and the commercial centre of the city are all within walking distance. Local bus services and essential shopping facilities are available immediately to hand.

## DESCRIPTION

The subjects comprise an end terraced building, two storey and basement in height which was built around 1860. The main building is predominantly of stone construction with a slated roof.

The accommodation comprises:

**Ground Floor:** Entrance Hall, General Office, Two smaller Offices and two Toilets.

**First Floor:** General Office, Two smaller Offices and a Toilet.

**Basement Floor:** Ancillary accommodation comprising Staff Room, Two Offices and three Toilets.

The gross internal floor area is calculated to be in the region of:

**Ground Floor:** 230 m2 or thereby.

**First Floor:** 230 m2 or thereby.

**Basement Floor:** 263 m2 or thereby.

Outside there are two garages to the rear of the building entered from Cowgate.

## SERVICES

No warranty is given with regard to the provision or working order of any services and any prospective purchaser should carry out their own investigations prior to purchase however mains drainage, electricity, gas and water are understood to be installed.

## PLANNING

The property at 17-19 King Street is a Category B listed building and is located within the Central Conservation Area.

Any proposed development for residential development would be assessed against the planning policy requirements of the Dundee Local Development Plan 2014 and the relevant Appendix 3: Design of New Housing - City Centre Standards.

Interested parties are encouraged to contact the Council's Planning Team to discuss proposals. Any prospective purchaser should consult Gary Knox, Principal Planning Officer, City Development Department, Planning Team, Dundee House, 50 North Lindsay Street, Dundee, DD1 1LS.  
**Email:** [gary.knox@dundeecity.gov.uk](mailto:gary.knox@dundeecity.gov.uk)

## RATING

The property has been assessed for non domestic rates and the rateable value is currently stated on the Valuation Roll as £55,900.

## FLOOR LAYOUTS



## ENERGY PERFORMANCE CERTIFICATE

The property has a Building Energy Performance Rating of D58.

A current Energy Performance Certificate is available on demand.

## OFFERS

Offers in excess of £150,000 are invited from interested parties and should be submitted in formal Scottish legal terms.

Offers must be sealed using the official label issued by this department, endorsed **'17-19, King Street, Dundee DD1 2JD'** and lodged with the **Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY on or before 10am on Wednesday 17th April 2019.**

Failure to use the official label in the prescribed manner may, at the discretion of the Council, result in the offer not being considered. The label must be affixed to the front of the envelope, folded and sealed across the flap. It should be noted that the Council is not bound to accept the highest or indeed any offer. Faxed or emailed offers will not be considered.

## OUTLINE TERMS

Any conditional offer which is subject to receipt of satisfactory planning consent, environmental surveys, ground condition surveys or others, shall include a timing for obtaining and confirming satisfaction with said consents/surveys. Should any of the timings in the offer not be met, the seller reserves the right to withdraw from the transaction without liability for costs incurred by the other party. The seller, having sole discretion, may grant such extension of time if they are satisfied that all reasonable efforts are being made by the purchaser to meet the stated development programme. The date of entry shall be no later than 10 working days following the last confirmation of satisfaction of consents/ surveys.

The date for commencing works on site, in accordance with the planning permission granted, should be stated and must not exceed 52 weeks from the date of granting planning permission.





The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy. No responsibility is taken for expense incurred should the property be withdrawn from the market at any time.

For further information contact:

**David Godfrey** (t. 01382 433138) or  
**Lesley McCallum** (t. 01382 433430)  
 Asset Management & Property Development  
 City Development Department  
 Dundee House  
 North Lindsay Street  
 Dundee, DD1 1LS

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