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Music Centre, 1A West Bell Street / Constitution Street | DUNDEE



Music Centre

1A West Bell Street Constitution Street, Dundee DD1 1EX

For further information phone 01382 433138/433430

1st Floor - Performance Hall



LOCATION

The property is situated on the north western periphery of the city centre at the junction of West Bell Street and Constitution Road. The prominent corner location is opposite Abertay University campus and other nearby occupiers include The High School of Dundee and The McManus Galleries as well as a range of residential flats and other commercial buildings. The location is just a short walk from the main city centre amenities including shopping centres and public transport links.

DESCRIPTION

The property comprises a prominent corner block of partial ashlar sandstone dating from around 1840 with a more recent smaller extension to the rear. The property extends over 4 levels with the main ground floor entrance being from West Bell Street and access

to the lower levels either from Constitution Road and Nicoll Street. The main building was originally designed as a church and has more recently been used as a music centre with the outstanding feature being the large performance hall at first floor level.

The accommodation comprises:

Basement: Large open plan storage area together with some ancillary store rooms and loading access door to Nicoll Street.

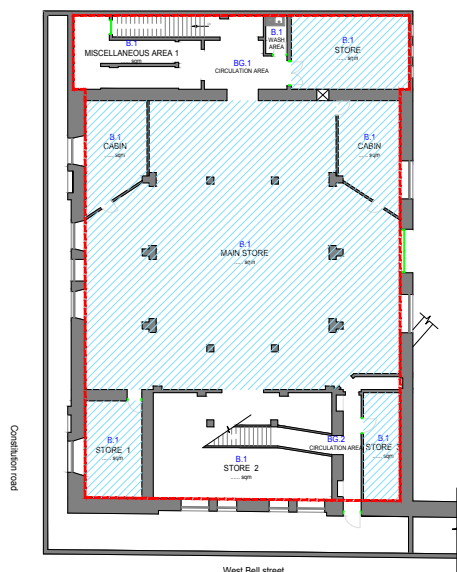
Mezzanine: Principally an open sided storage area with some smaller store rooms off the main area.

Ground Floor: 2 entrances from West Bell Street, reception area, a large open plan area together with offices, toilets and ancillary stores.

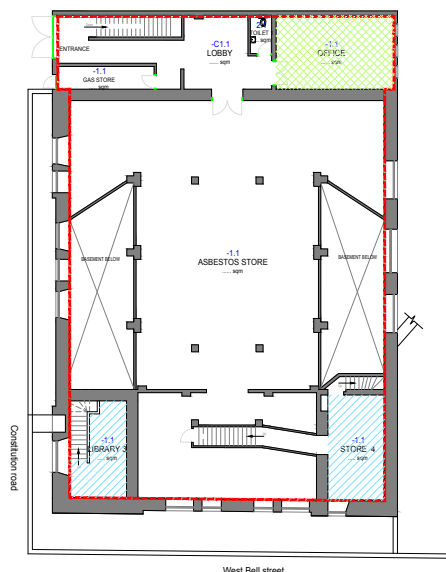
First Floor: Principally provides a large stepped performance hall with ancillary office, stores and toilets.

FLOOR LAYOUTS

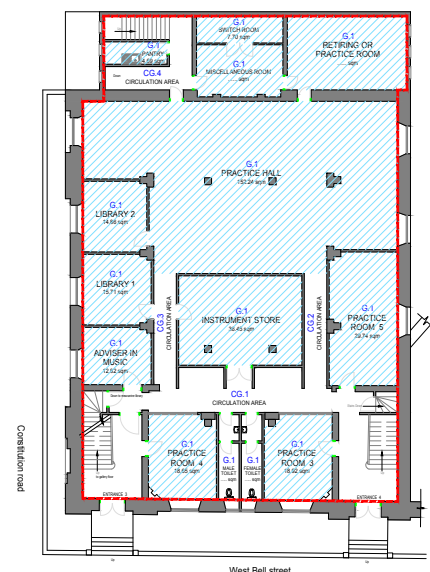
Indicative only - not to scale.



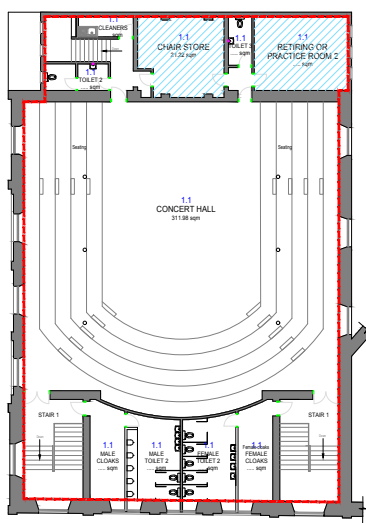
BASEMENT FLOOR PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN



GALLERY FLOOR PLAN

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

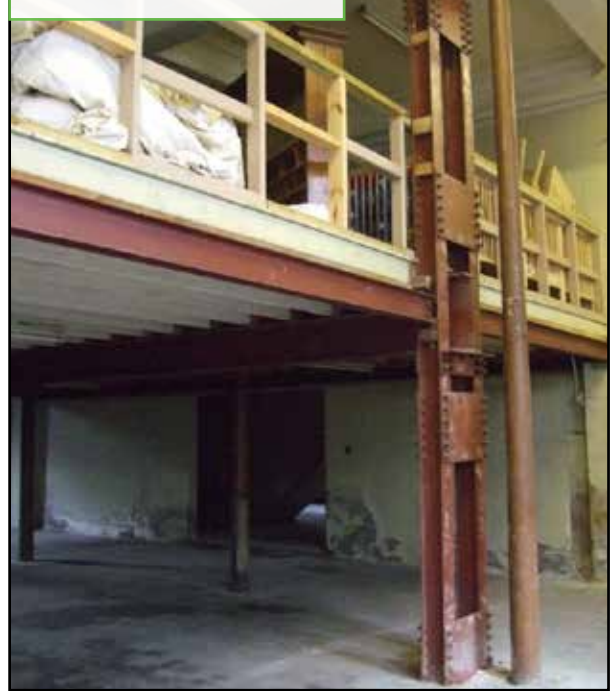
GROSS INTERNAL AREA (approx)	MAIN BUILDING (sqm)	REAR BUILDING (sqm)	TOTAL (sqm)
BASEMENT	427	80	507
MEZZANINE	283	80	363
GROUND	422	70	492
FIRST	422	71	493
TOTAL	1554	301	1855

To the rear there is a detached two storey brick building accessed from Nicoll Street and extending to 48sqm approximately.

Nicoll St Entrance



Basement & Mezzanine Level



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.

RATING

The property has been assessed for non domestic rates and the rateable value is currently stated on the Valuation Roll as £37,800.

PLANNING ISSUES

The Music Centre at 1A Bell Street is not designated for any particular use within the Dundee Local Development Plan 2019. The property is a Category B Listed Building and is located within the Central Conservation Area therefore any forthcoming proposals should seek to preserve and enhance the historic integrity of the building and the surrounding area. Proposed redevelopment of the property should seek to reflect the relevant policy requirements set out in the Dundee Local Development Plan 2019.

Interested parties are encouraged to contact the Council's Planning Team to discuss proposed uses for the building at Planning Team, City Development Department, Dundee House, North Lindsay Street, Dundee, DD1 1LS or by

e-mail: planning@dundeecity.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The property has a Building Energy Performance Rating of D+. A current Energy Performance Certificate is available on demand.

Basement



Mezzanine



OFFERS

Offers in excess of £250,000 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 '**Music Centre, 1A West Bell Street, Dundee, DD1 1EX**' and lodged with the **Chief Executive, Dundee City Council, 21 City Square, Dundee, DD1 3BY** on or before **10am on Friday 15th November 2019**.

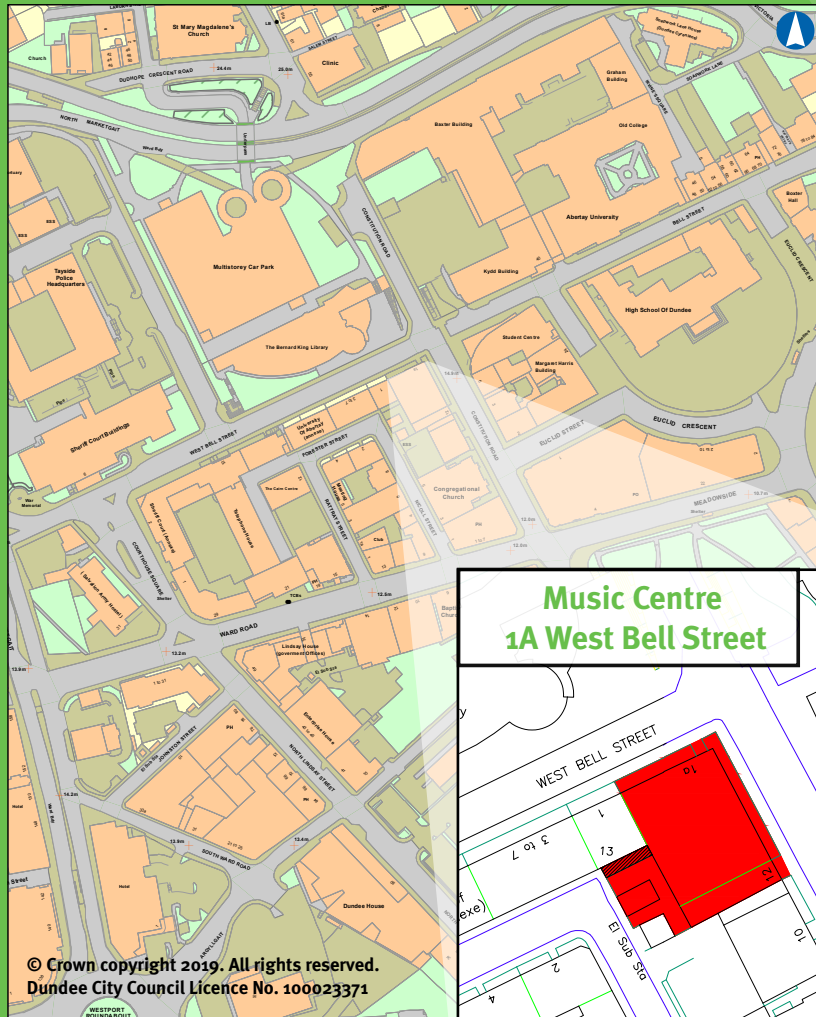
Failure to use the official label in the prescribed manner may, at the discretion of the Council, result in the offer not being considered. The label must be affixed to the front of the envelope, folded and sealed across the flap. It should be noted that the Council is not bound to accept the highest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

Each party will be liable for their own legal fees in connection with the disposal of the subjects.



Music Centre 1A West Bell Street

The information contained in this document is intended as a guide only and forms no part of a binding contract. 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 Dundee City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy. Dundee City Council will not reimburse any costs (in part or in whole) incurred by any individual or party proposing to offer for the subjects or in the event that the property is withdrawn from the market. All prices and rentals are quoted exclusive of VAT unless otherwise stated.

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For further information contact:

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