



69A Victoria Street, Dundee, DD4 6EA  
FORMER CHURCH WITH LEISURE CONSENT

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 7,029 sq ft / 653.02 sq m |
| Rent           | £20,000 per annum ex VAT  |
| Business Rates | Upon Enquiry              |
| EPC Rating     | Upon enquiry              |

### Key Points

- FLEXIBLE OR LONG TERM LEASES AVAILABLE
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
- IN CLOSE PROXIMITY TO DUNDEE CITY CENTRE
- IMMEDIATE ENTRY

## Description

The subjects comprise the former United Free Church, a substantial Category B Listed detached building of traditional stone construction set beneath a pitched slated roof built in 1875. Recently used as a gym and dance studio, the space offers flexible accommodation suitable for a variety of uses, subject to planning.

Internally, the principal area comprises a large open-plan hall space with high ceilings, timber flooring, and original period detailing in places. Ancillary accommodation includes a number of smaller office rooms, storage space, kitchen area and toilet provision. A further two smaller studio spaces are also provided.

Externally, the subjects are set within their own grounds, with areas of hard and soft landscaping, together with scope for off-street car parking.

## Location

The subjects are located in a prominent position fronting Victoria Street at its junction with Brown Constable Street, in the Stobswell area of Dundee approximately 1 mile from the City Centre.

The Stobswell area can be accessed by the A929 Forfar Road which connects to the Kingsway outer ring road which offers direct access to the main arterial routes to Perth, Glasgow, Edinburgh and Aberdeen.

## Accommodation

We estimate the gross internal areas of the accommodation to be approximately as follows:-

Main Hall - 454.73 sq m (4,895 sq ft)

Function Hall - 198.34 sq m (2,135 sq ft)

TOTAL - 653.07 SQ M (7,030 SQ FT)

## Terms

The premises are available by way of a full repairing and insuring lease at a rent of £20,000 per annum. Further details are available from the marketing agents.

## VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Business Rates

The premises currently have three separate listings on the Valuation Roll as follows:-

Main Hall - £17,000

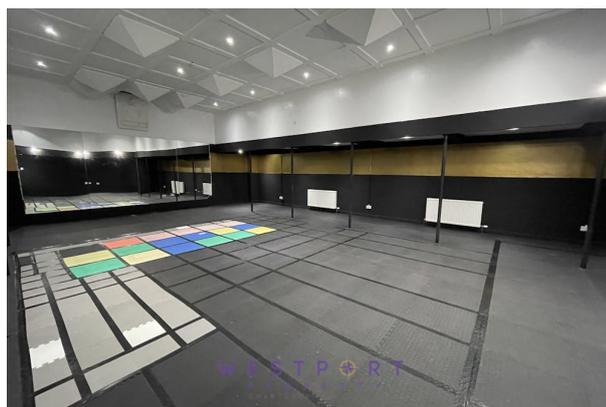
Function Hall - £7,300

## Energy Performance Certificate

Please contact the marketing agents for further information.

## Viewing

Viewing is strictly by appointment with the sole letting agents, Westport Property.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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