

- > 100M FROM EDEN PROJECT SITE
- > 25M TO GALLAGHER RETAIL PARK
- > POPULAR MIXED RESIDENTIAL / COMMERCIAL LOCATION
- > DUE TO PARTIAL RETIREMENT
- > 3,875 SQ. FT OVER TWO FLOORS
- > RENTAL INCOME CIRCA £30K P.A.
- > CAR PARKING FOR 16 CARS
- > OFFERS INVITED



COMMERCIAL INVESTMENT FOR SALE

57 BLACKSCROFT / 26 FOUNDRY LANE, DUNDEE, DD4 6AY

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LOCATION

The ongoing regeneration of Dundee has been well documented and the East of the City Centre is to be further enhanced when the proposed Eden Project is developed 100M from Blackscroft and will further reinforce Dundee as a major regional centre.

The subjects are located on East of Dundee City Centre and in close proximity to the proposed Eden Project location, Gallagher Retail Park and the major Wallace Craigie Housing Project.

Nearby occupiers include Olympia Leisure Centre, Marks and Spender and Indigo Hotel.

DESCRIPTION

The subjects comprise a 2-storey, detached building of brick construction with pitched slate roof covering, Access is by means of a security entry system from the car park.

Originally an Episcopalian Church the building has been used as commercial offices for the past 50 years.

The subjects could be easily reconfigured to suit the purchaser's own requirements.

BACKGROUND

Dundee is located on the East Coast of Scotland approximately midway between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons. (Source: Focus)

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The City has its own airport with daily flights to London and sits on the main East Coast Railway Line which runs services into London (Kings Cross).

ACCOMMODATION

Floor		SQ M	SQ FT
57 Blackscroft		180	1,938
26 Foundry Lane		180	1,938
Total		360	3,876

RATEABLE VALUE

Ground Floor – £11,850

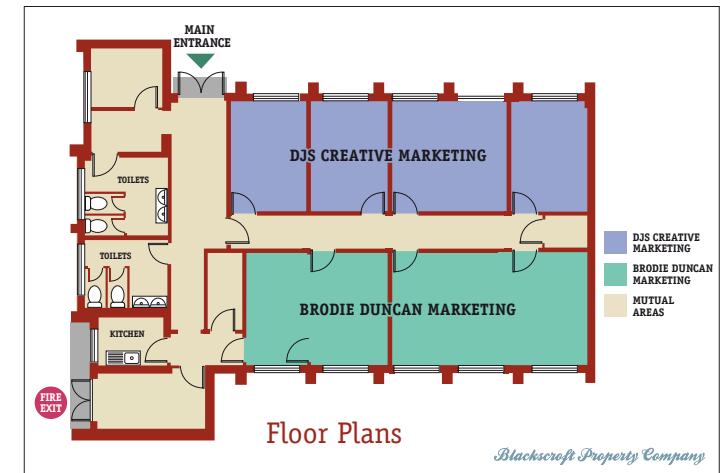
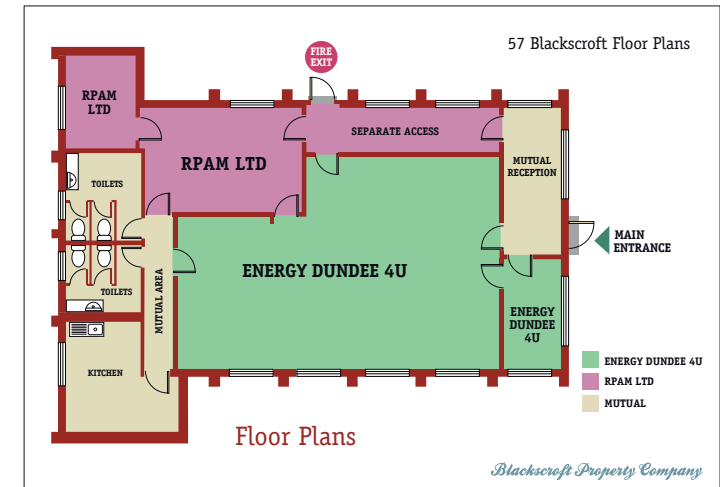
First Floor - £13,250

LEASE DETAILS

Available on request.

TERMS

The subjects are being offered for sale. Offers are invited.





EPC

Available on request.

VAT

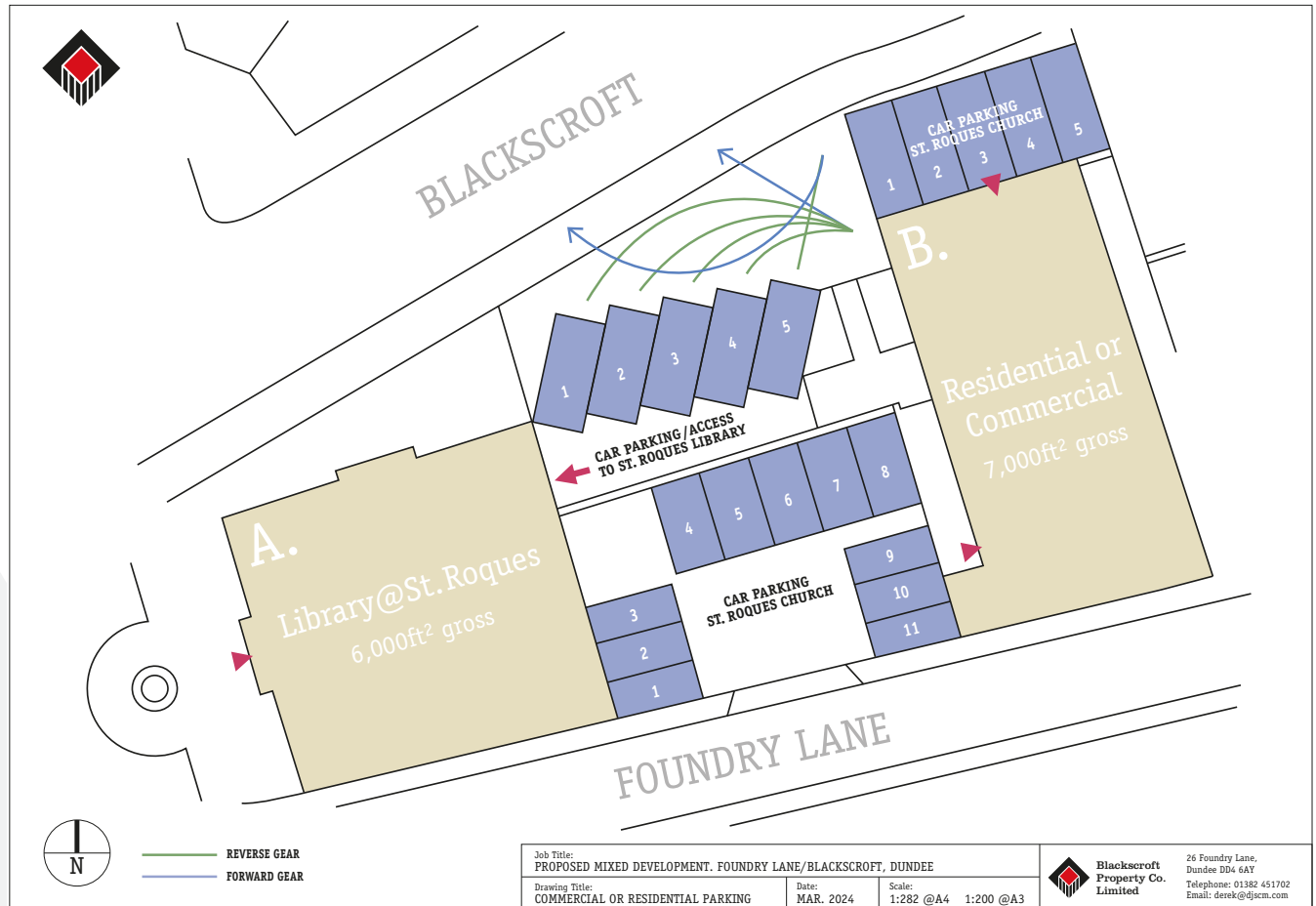
Prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA
 Scott Robertson Email – s.robertson@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.