

DEVELOPMENT OPPORTUNITY

- > FORMER MEDICAL CENTRE
- > CONVERTED CIRCA 1994
- > PRIME LOCATION
- > GROUND FLOOR
- > SCOPE FOR ALTERNATIVE USE (SUBJECT TO PLANNING CONSENT)
- > GIA: 255.63 SQ M (2,751 SQ FT)
- > ASKING PRICE : OFFERS OVER £150,000.

FOR SALE

PARK AVENUE MEDICAL CENTRE, DUNDEE, DD4 6PP

CONTACT: Scott Robertson, s.Robertson@shepherd.co.uk, M) 07880502651 www.shepherd.co.uk



LOCATION

Dundee is located on the east coast of Scotland approximately mid-way 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 150,000 persons and a catchment of some 500,000 persons (source: Dundee City Council).

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

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.

The subjects are prominently positioned at a busy junction on the corner of Park Avenue and Morgan Street within a densely populated residential area approximately 1.1 miles from Dundee City Centre.

DESCRIPTION

The subjects comprise a former medical centre which was converted circa 1994. The property forms part of a former church with residential apartments above.

The main walls are of solid stone construction with pitched/slate roof over.

Internally the property comprises a central reception, treatment rooms, staff facilities and storage.

Surrounding properties are typically of a residential nature.

Access to the property is via a double door to the front and there is also an access ramp.

ACCOMMODATION

The gross internal floor area extends to approximately 255.63 sq m (2,751 sq ft).

The foregoing areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).





RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of £18,000

The unified business rate for 2024/2025 financial year is 49.8p.

EPC

To be confirmed.

PLANNING

The site may be suitable for residential or other development and all interested parties should make their enquiries to Dundee City Council Planning Department.

ASKING PRICE

The owners are looking to sell their heritable interest.

Asking Price is Offers Over £150,000.

VAT

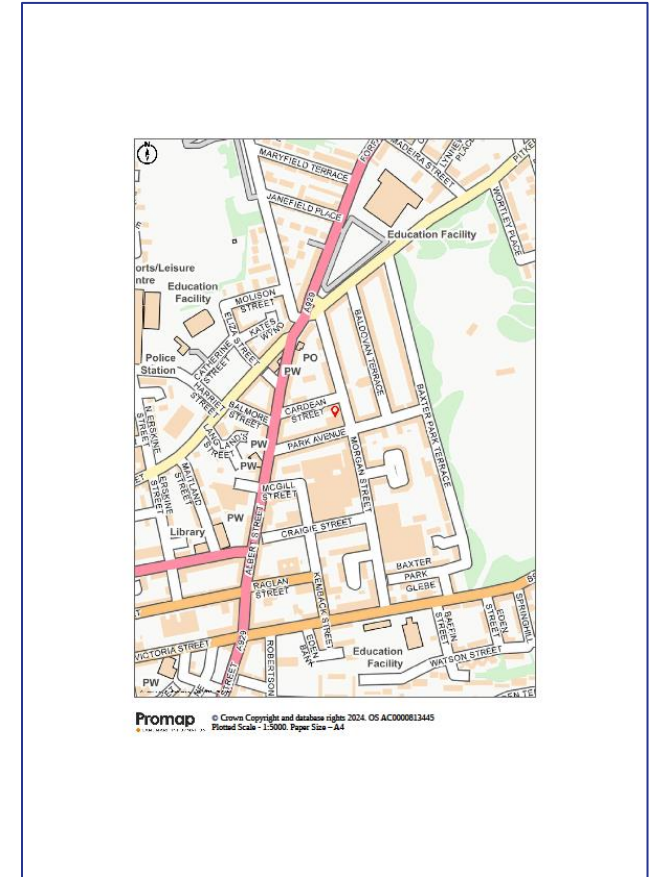
Prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the purchaser will be responsible for LBTT, 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 on 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. T: (01382) 878005
Scott Robertson s.Robertson@shepherd.co.uk

www.shepherd.co.uk

