

BACK ON MARKET



**FOR SALE
CITY CENTRE
DEVELOPMENT
OPPORTUNITY**

**PROMINENT LOCATION
ADJACENT TO DC
THOMSON HQ, ABERTAY
UNIVERSITY AND HIGH
SCHOOL OF DUNDEE**

**SUBSTANTIAL PREMISES
EXTENDING TO AROUND
70,000 SQ.FT**

**SUITABLE FOR VARIETY
OF USES SUBJECT TO
PLANNING**

**GIA: 6,500 SQ.M (70,000
SQ.FT)**

OFFERS OVER £500,000



VIDEO TOUR



WHAT 3 WORDS

MEADOWSIDE, DUNDEE, DD1 1AA

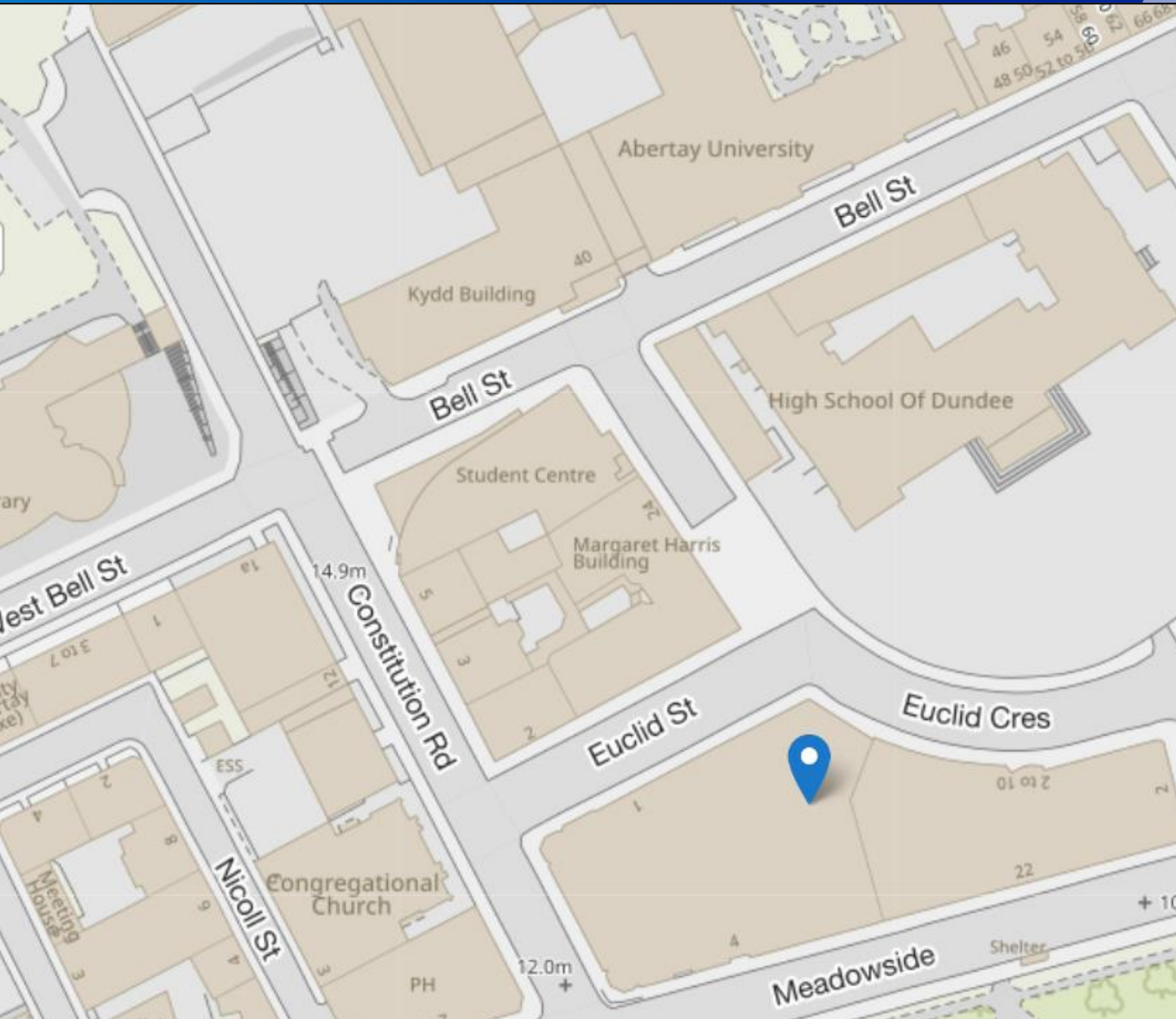
CONTACT: Jonathan Reid | j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

MEADOWSIDE, DUNDEE, DD1 1AA



Location

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 150,000 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 city has its own airport with daily flights to London (London City) and sits on the main east coast railway line which runs services into London (Kings Cross).

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 occupy a prominent central location on the corner of Meadowside, Euclid Crescent and Constitution Road opposite the Howff Graveyard and directly adjacent to DC Thomson Headquarter Office.

City Centre Development Opportunity



Description

MEADOWSIDE, DUNDEE, DD1 1AA



Description

The subjects comprise a substantial corner terraced three storey basement and attic building which is Category 'B' Listed and dates from around 1898. There are later 20th Century additions at Euclid Crescent.

The property has formerly operated as the General Post Office and more latterly as a nightclub.

The main walls are of stone construction with some brick sections and several ornate features whilst the roof over is pitched and clad in slate with additional flat sections.

Accommodation

The Gross Internal Floor Area extends to approximately 6,500 sq.m (70,000 sq.ft.)





Terms

Our client is inviting offers in excess of £500,000 for their heritable interest.

Rateable Value

£0

Viewing / Further Information

Further Information and Viewing Arrangements are available by the Sole Letting Agents.

Energy Performance Certificate

Awaiting Further Details

VAT

Prices quoted are exclusive of VAT

Legal Costs

Each party to bear their own legal costs in connection with this transaction.



Get in Touch

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



Jonathan Reid
j.reid@shepherd.co.uk

Shepherd Chartered Surveyors
13 Albert Square, Dundee, DD1 1XA
T: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

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.

shepherd.co.uk