

# FOR SALE

## MULTI-USE OPPORTUNITY

PREVIOUS USES INCLUDE SALON  
AND NURSERY USE

OUTLINE PLANNING SUBMITTED  
FOR RESIDENTIAL CONVERSION

CLOSE PROXIMITY TO WORLD  
FAMOUS CARNOUSTIE GOLF  
COURSES

GIA: 103.33 SQ. M. (1,104 SQ. FT.)

OFFERS OVER £130,000



VIDEO TOUR



WHAT 3 WORDS



**54 DUNDEE STREET, CARNOUSTIE DD7 7PF**

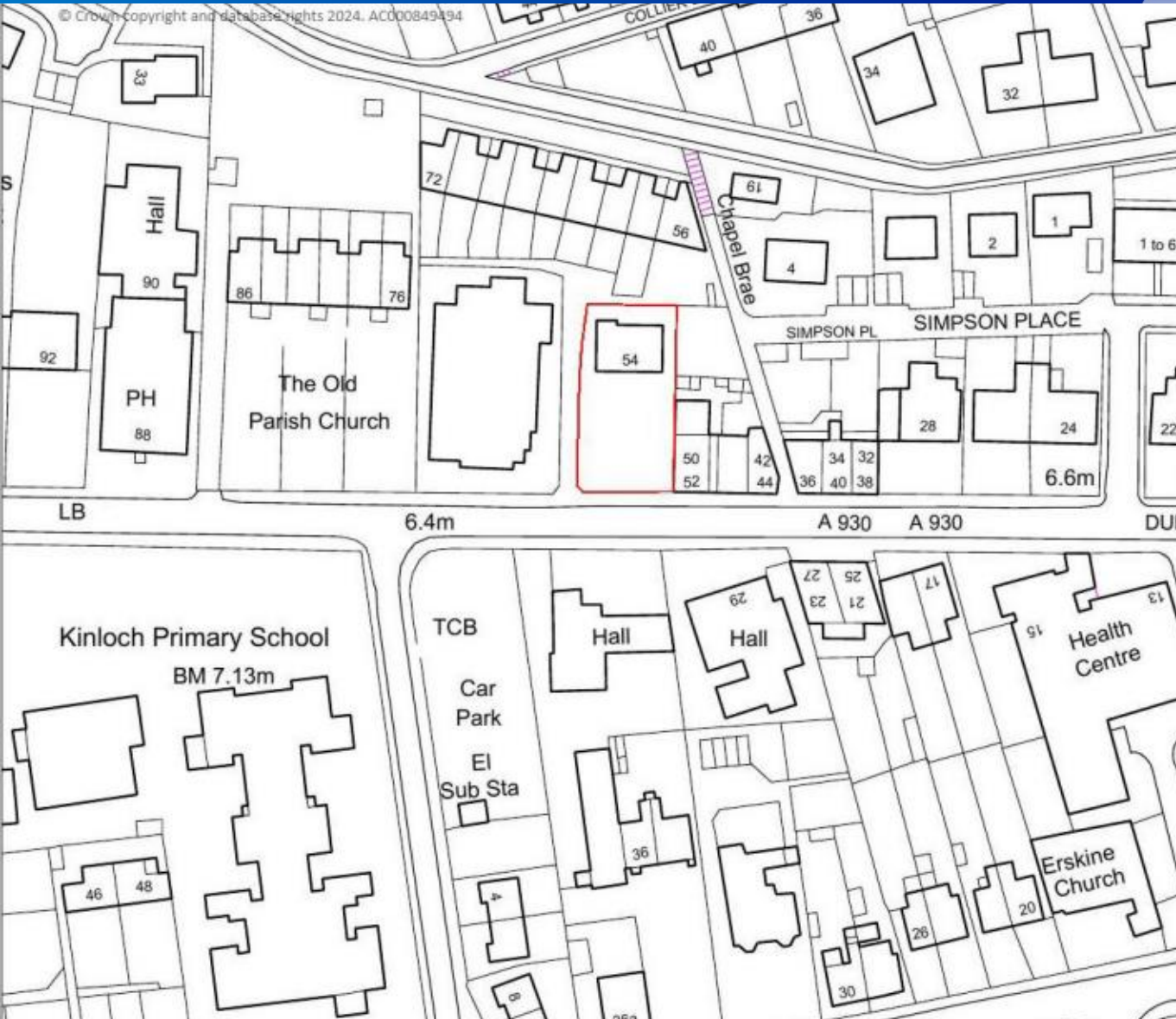
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# Location

54 DUNDEE STREET, CARNOUSTIE, DD7 7PF



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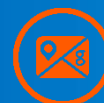
Carnoustie is one of the principle towns within the local authority region of Angus and is situated approximately 16 km (10 miles) northeast of Dundee and 12 km (7.5 miles) southwest of Arbroath.

The town has a resident population of approximately 10,500 persons (Source: Angus Council) and sits on the main east coast railway line. Carnoustie is a world-famous golf town with the Championship Course forming part of the British Open Circuit.

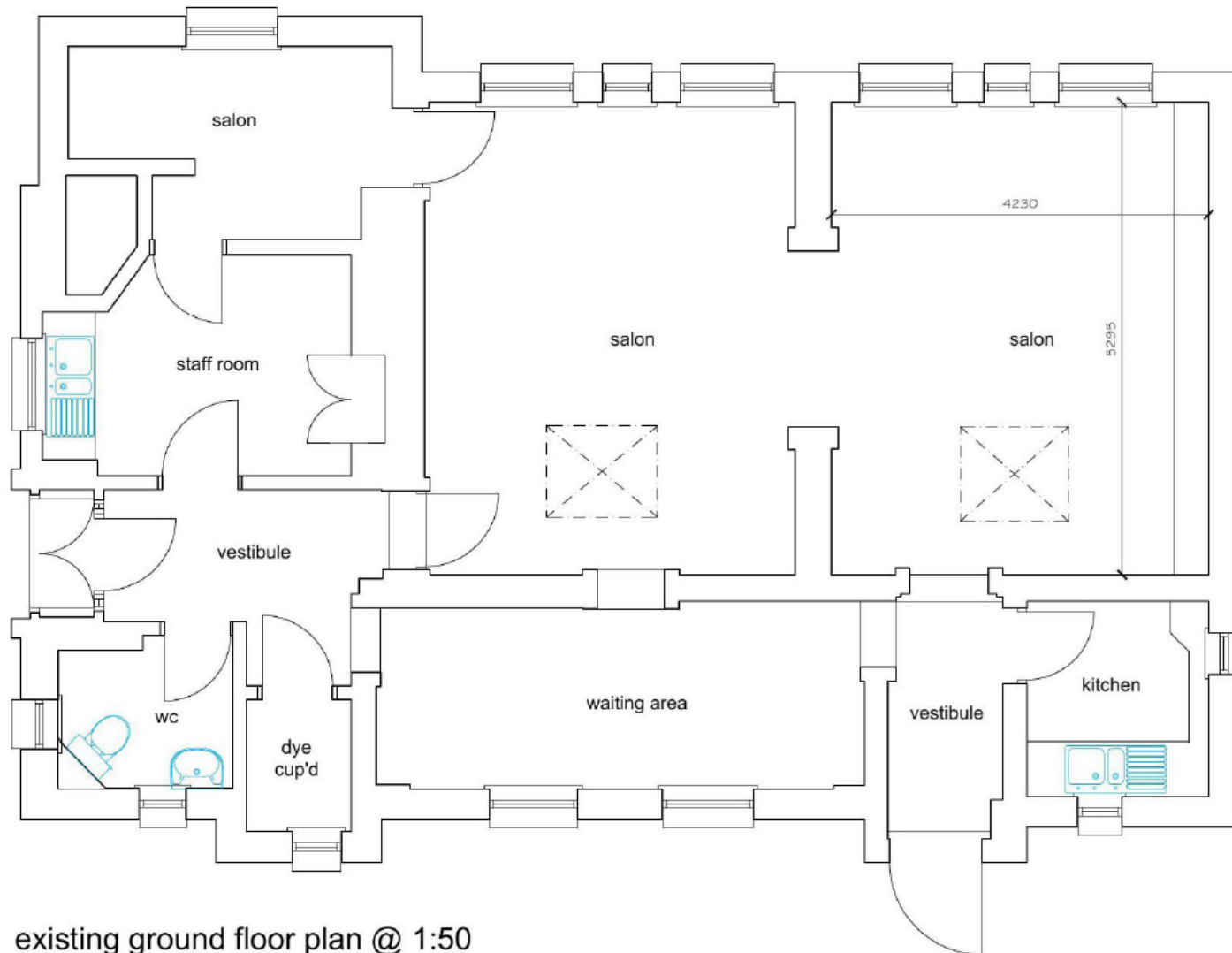
The town attracts high levels of worldwide golf enthusiasts as a result.

The subjects are set back from Dundee Street and there is an attractive area of garden ground to the front of the premises. This is bound by a dwarf stone wall and metal railing and three mature trees.

The site is accessed via a mutual unsurfaced lane from Dundee Street. There is an additional pedestrian access from Dundee Street directly into the garden area.



FIND ON GOOGLE MAPS



existing ground floor plan @ 1:50

Scale in Meters





# Description

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## Description

The subjects comprise a single storey detached property which historically was used as a British Red Cross Meeting Hall, a children's nursery and most recently operated as a hair and beauty salon.

The main walls are of brick and part stone construction which are part harled, rendered and painted externally.

The roof over is part pitched and clad in slate with some flat roof sections to the front. The roof incorporates Velux style windows to provide natural daylight into the salon area.

Internally, the accommodation comprises a reception/entrance area, a private treatment room along with bright open plan salon area, waiting area and staff kitchen and toilet facilities.

The floors are principally of suspended timber construction and windows are predominantly of UPVC double glazed design.

Walls and ceilings are plasterboard lined with a painted finish throughout and lighting is a mix of LED, spot and fluorescent strip lighting design.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	103.33	1,104
<b>TOTAL</b>	<b>103.33</b>	<b>1,104</b>

The above floor areas have been calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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## TERMS

Offers over **£130,000** are invited for our clients heritable interest.

## EPC

Available upon request.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Rateable Value: £4,750

The Unified Business Rate for the financial year 2024/2025 is 49.8 pence exclusive of water and sewerage.

## PLANNING

The subjects most recently operated as a salon and previously operated as a nursery and would be suitable for a variety of class 1A or alternative commercial uses.

Our clients have also recently submitted outline planning application for conversion of the property for residential use including an extension and provision for off street private parking. Full details are available upon request.

Interested purchasers should make their own enquiries with regards any change of use planning application or other planning related matters to the local planning department at Angus Council

## VAT

For the avoidance of doubt all prices quoted are exclusive of VAT which may be applicable.

## LEGAL COSTS

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

## Get in Touch

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



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**Shepherd Chartered Surveyors**

13 Albert Square Dundee DD1 1XA

t: **01382 878005**



## ANTI MONEY LAUNDERING REGULATIONS

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