

SUBSTANTIAL CATEGORY 'B' LISTED FORMER WAREHOUSE

- > PLANNING AND LISTED BUILDING CONSENT GRANTED FOR ALTERATIONS AND EXTENSION TO FORM 24 FLATS
- > ONGOING REGENERATION WITHIN AREA INCLUDING RECENT ANNOUNCEMENT OF EDEN PROJECT TO BE DEVELOPED IN THE VICINITY
- > OFFERS OVER £600,000

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY, LOWER DENS WORKS, CONSTABLE STREET, DUNDEE, DD4 6AF

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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 155,000 persons and a catchment of some 235,000 persons (Source: Focus).

Dundee is Scotland's forth 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 (Stansted) 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 construction of the V&A Museum will help establish Dundee as a major regional centre.

The subjects are located at the corner of Constable Street and Dens Street on the fringe of Dundee City Centre and in close proximity to the ongoing waterfront regeneration including V & A and proposed location of Eden Project.

Nearby occupiers include Olympia Leisure Centre, Gallacher Retail Park and Indigo Hotel.

DESCRIPTION

The subjects comprise a former flax warehouse withiN a 'B' Listed building which was originally built in 1828. The building is built in red sandstone rubble and the roof over is pitched and slate.

PLANNING

Planning has been granted under Application Number 20/00573/LBC for alterations and extension to Listed Building to form 19 private residential flatted properties and five serviced apartments. There is potential to secure additional car parking which would allow all 24 to be residential flats rather than serviced apartments.

The building once converted will comprise a five storey building with central courtyard, parking and a new entrance hall offering flats which will have spectacular uninterrupted views of the Tay Estuary.

Further information available from selling agent or Dundee City Council Planning Website.

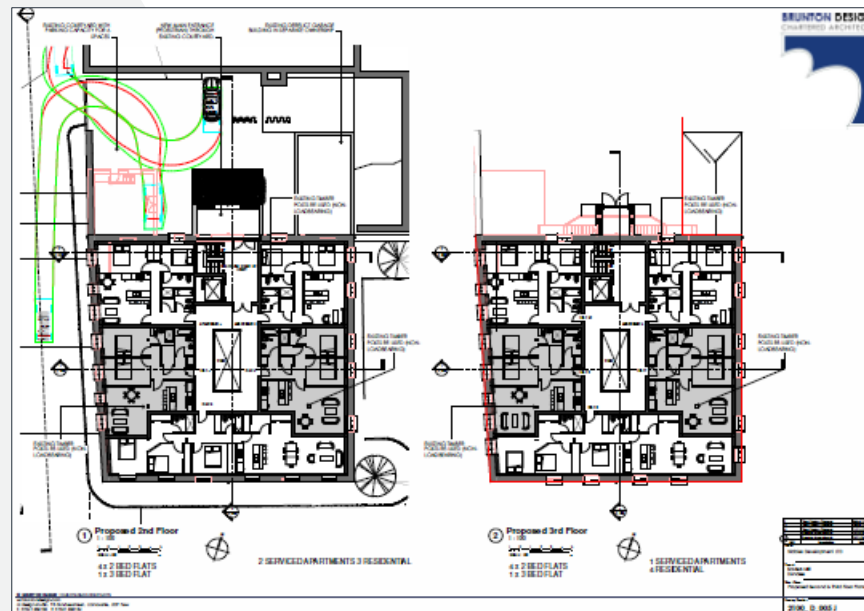
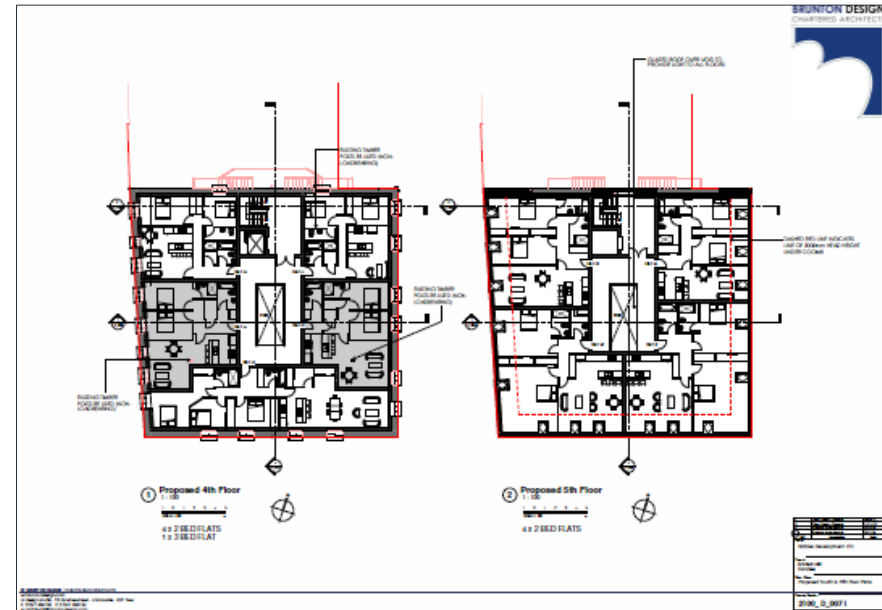
TERMS

Our client is offering their heritable interest for sale with the benefit of the existing planning consent for offers in the region of £600,000.

EPC

Not Applicable.





VAT

Prices are quoted exclusive of VAT.

LEGAL COSTS

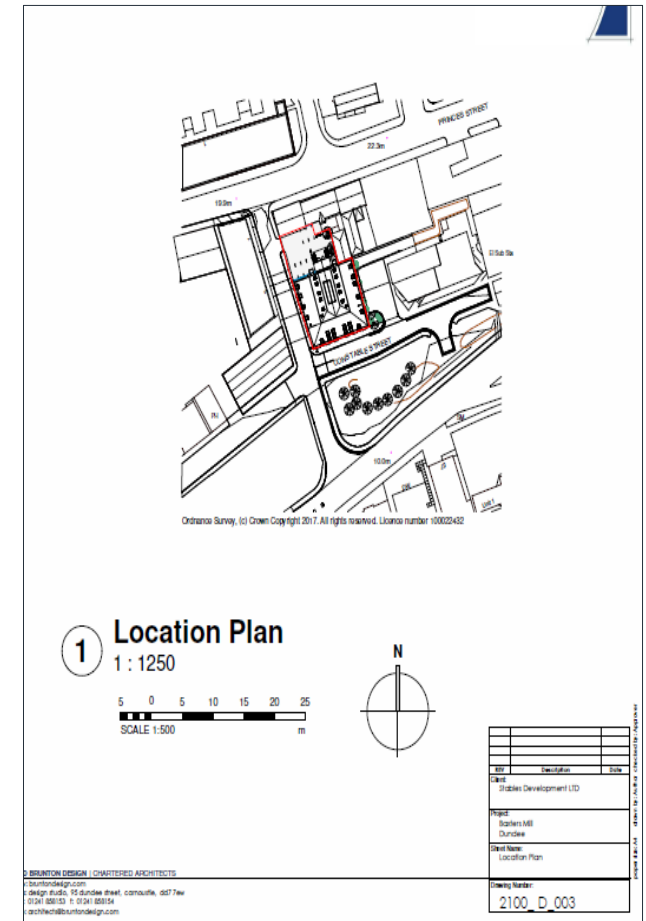
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

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.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agents.



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

Shepherd Chartered Surveyors Jonathan Reid – j.reid@shepherd.co.uk 01382 878005

www.shepherd.co.uk

