



Lickley Proctor

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

FOR SALE

INDUSTRIAL PREMISES/DEVELOPMENT OPPORTUNITY
82 LAWSIDE ROAD, DUNDEE



- Traditional Industrial Premises extending to approximately 1,220 sq ft (13,135 sq ft)
- Designated in the Local Plan for housing
- Asking Price – offers over £350,000 are invited

01382 200300

INDUSTRIAL PREMISES/DEVELOPMENT OPPORTUNITY **82 LAWSIDE ROAD, DUNDEE**

Location

Dundee is Scotland's fourth largest city with a population in the region of 150,000 people and an estimated catchment of approximately 335,000 persons.

The subjects are located in a mixed residential/commercial area lying approximately one mile northwest of the city centre.

Description

The subjects comprise traditional Industrial premises consisting of a mix of Workshop/Storage and Office/ancillary accommodation.

There is restricted loading access over the neighbouring proprietors' grounds.

Floor Area

The gross internal floor area by our calculations extends to approximately:-

1,220.24 sq m (13,135 sq ft) or thereby.

Site Plan



IMPORTANT NOTICE

Lickley Proctor for themselves and for the vendors or lessors of the property whose Agents they are, hereby give notice that: (i) the particulars and any plans thereto are provided as a general outline and guide only and are not intended to nor shall they form any part of any legal contract. Any contract shall only be entered into by way of an exchange of correspondence with our client's Solicitors; (ii) the description, use and occupation of the subjects and other details are given in good faith and are believed to be correct. However, interested parties should not rely on them and must satisfy themselves by inspection or otherwise as to the correctness of each and every statement therein and are advised to do so; (iii) neither Lickley Proctor nor any person in their employment has the authority to make, give or imply any representation or warranty whatsoever relating to this property; (iv) unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax (VAT) at the current rate and interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction; (v) all plans based upon Ordnance Survey Maps are reproduced with the sanction of the Controller of H M Stationery.

A list of Partners is available from our offices.

Regulated by RICS.

Planning

We note from our enquiries of Dundee City Council Planning Department that the subjects form part of a site which has been identified in the Local Plan as suitable for re-development to provide Housing. All interested parties should make their own enquiries to the local Planning Authority in this regard.

Rateable Value

We are advised that the subjects are entered in the current Valuation Roll with a Rateable Value of £25,500.

Asking Price

Offers over £350,000 are invited for our clients' outright ownership interest.

All offers should be submitted to ourselves in formal Scottish legal terms as sole Selling Agents.

All interested parties should register a formal note of interest as a closing date for offers maybe set. This should be intimated to Roger Price in our Dundee office.

VAT

All prices quoted are exclusive of VAT (if applicable).

Further Information and Viewing

Strictly by appointment, please contact:-

Roger Price
Lickley Proctor
Unit 3, Delta House
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Dundee DD2 1SW

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