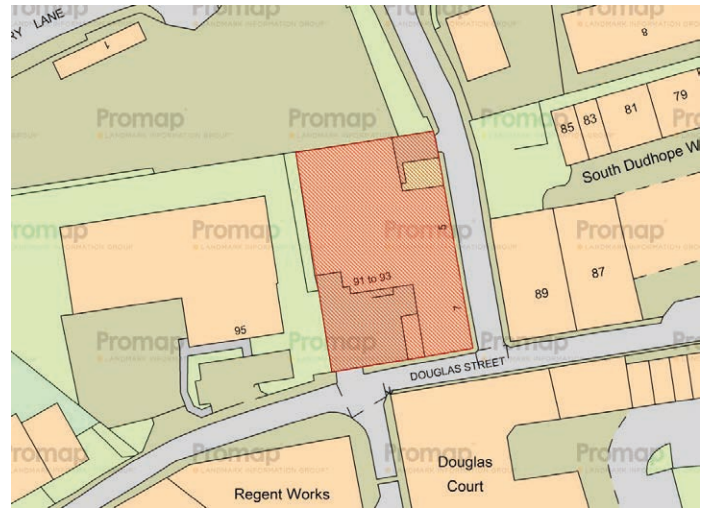




5 & 7 Park Street, Dundee DD1 5AX
93 Douglas Street, Dundee, DD1 5AZ

- Part income producing.
- Ideal for both investors and owner occupiers.
- Established commercial location.
- Future redevelopment opportunity.
- Close proximity to city centre.





LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located approximately one mile west of Dundee city centre occupying a prominent corner site. The surrounding area provides a mix of commercial tenants within a popular mixed use area. The location allows for easy access to Dundee outer ring-road.

The approximate location is shown by the OS Plan.

DESCRIPTION

5&7 Park Street

2 x workshop properties accessed directly off Park Street. The subjects are of traditional stone and slate construction, part single storey, part 2 storey in height.

7 Park Street is currently occupied on a month to month lease that commenced in March 2011. The tenant pays a rent of £2,812 per annum.

93 Douglas Street

The subjects comprise an income producing club-room occupied by The Scottish Ju Jitsu Association. The property is set back from Douglas Street accessed via security gates and over the dedicated car park.

The subjects are let to The Scottish Ju Jitsu Association Ltd on a lease that commenced 01/02/2009, expiring 31/07/2034. The passing rent is £5,731.00 per annum. We understand that Dundee Sports Medicine Centre occupy part of the premises, on an informal license basis.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance

with the RICS Code of Measuring Practice (6th Edition) to arrive at the Gross Internal Area as follows:-

Unit	Description	SQ.M.	SQ.FT.
5 Park Street	Workshop	140	1,500
7 Park Street	Workshop	124	1,335
93 Douglas Street	Clubroom	431	4,640

RATEABLE VALUE

The subjects have been entered into the Valuation Role as follows:

Address	Description	Rateable Value
5 Park Street	Workshop	£3,450
7 Park Street	Workshop	£3,550
93 Douglas Street	Clubroom	£23,100

PRICE

The subjects are available for sale with a guide price of £200,000 subject to the leasing agreements in place. Please contact the sole selling agent for all further tenancy information.

EPC

Available from the Sole Selling Agents.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.

On the instructions of

LOTUS
PROPERTY

To arrange a viewing contact:



Garth Davison

Associate

garth.davison@g-s.co.uk
01382 200 064



Euan Roger

Graduate Surveyor

euan.Roger@g-s.co.uk
01382 200 064

IMPORTANT NOTICE

- These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
- Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- A list of Partners can be obtained from any of our offices.
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