



**WORKSHOP/STORAGE
PREMISES**

DM HALL
CHARTERED SURVEYORS



FOR SALE

**Workshop/Warehouse And Offices , Rosemill Cottage,
Rosemill Road, Bridgefoot, Dundee, DD3 0PW**

Attractive semi-rural position

Extensive Warehouse/Workshop with high Office content

Gross internal area 480 sq m (5,170 sq ft)

Potential for development (subject to planning)

Immediate entry available

Offers over £105,000 exclusive invited



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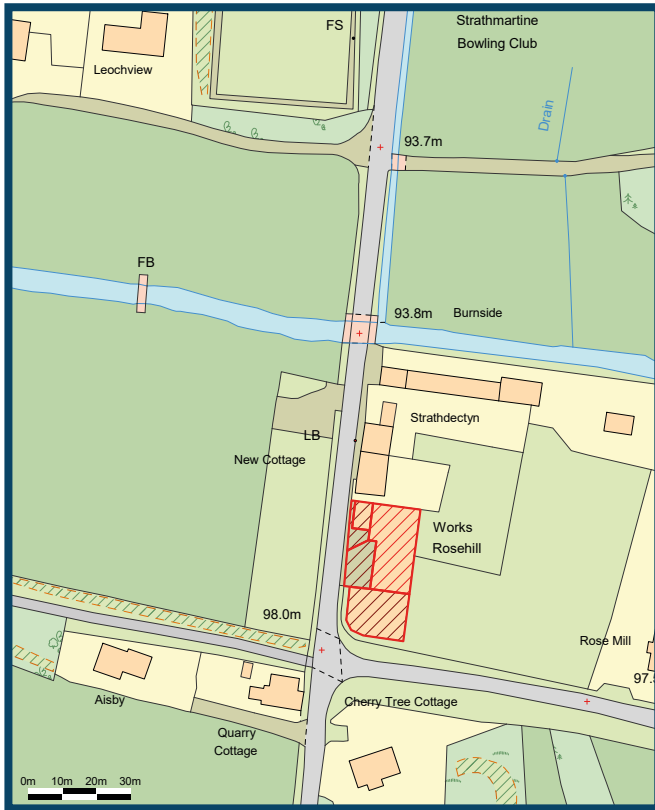
Commercial Department
Unit 34, City Quay, Camperdown Street, Dundee, DD1 3JA
01382 873100

LOCATION:

The premises are situated off the north side of Rosemill Road and occupy a pleasant semi-rural position to the west of Bridgefoot. Surrounding properties are predominantly residential with the property conveniently placed to the usual local amenities and facilities.

Bridgefoot lies on the northern outskirts of Dundee but has good access to the Kingsway and to the A923 linking Dundee to Blairgowrie.

The undernoted plan shows the location of the premises which are highlighted in red.

**DESCRIPTION:**

Warehouse and Office premises contained within a complex of single storey buildings. The main Warehouse is of steel portal frame construction mainly clad externally in profile sheeting while the offices are contained within two lower single storey buildings of brick/block, rendered externally under a multi pitched roof.

The subjects have a gross internal area of 480 sq m (5,170 sq ft) with the internal accommodation as follows:-

Entrance Vestibule and Toilet, Reception/General Office and Kitchen. Private Office, Inner Hall, Private Office, Showroom and Offices/Stores, Main Warehouse and open lean-to Store.

In addition to the accommodation detailed above a small enclosed and surfaced yard is provided.

ASSESSMENT:

We have visited the Tayside Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £9,000.

The Uniform Business Rate (UBR) for the financial year 2019/2020 is £0.49p.

Small Business Relief may be available and this should be checked with Angus Council.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects will be made available. The Energy Rating detailed on the EPC is noted as Band F (84).

PRICE:

Offers over £105,000 are invited.

ENTRY:

Early entry is available upon completion of legal formalities.

GENERAL REMARKS:

The premises occupy an attractive semi-rural position to the west of Bridgefoot. The accommodation was formerly in use as Class 5 Industrial and may also prove suitable for a residential development, subject to obtaining the necessary planning consents.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction.

VAT:

All prices quoted are exclusive of VAT however our client reserves the right to charge VAT if applicable

VIEWING:

All viewings must be accompanied and can be arranged via the Marketing Agents.

CONTACT :

jim.honeyman@dmhall.co.uk
or marcus.owen@dmhall.co.uk

Ref: ESA1858

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