

FOR SALE

**Industrial / Development
Land**

Approx. 1.25 Acres (0.51Ha)



**57 PERRIE STREET DUNDEE
DD2 2RD**



- **Secure yard in established Industrial Location.**
- **Modular offices available as part of sale.**
- **Potential for redevelopment.**

Viewing & Further Information
By arrangement with sales agents:

Carron Real Estate Limited
Tel: 0131 235 2195
Email: info@carronrealestate.co.uk

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Carronrealestate.co.uk

Location

The site is located to the west of Perrie Street and south of its junction with Reid's Lane and Lorne Street. Nearby occupiers include GAP Plant & Tool Hire and various local traders.

The main road access to the site is from the south via South Road which joins onto with the main arterial Coupar Angus Road 0.5 miles to the east. The Coupar Angus Road is one of the main North / South routes through Dundee.

Accommodation

The site forms two distinct areas both of which are generally level and partly surfaced in a mix of hardcore and tarmac. The site is bounded to the north, south and east by a mix of palisade fences and stone walls. The western boundary is a stone wall backing onto private housing.

The site has an extensive frontage to Perrie Street and extends to approximately 1.25 acres (0.51 Ha).

Planning

The site is covered by the Dundee Local Plan as adopted on 15 February 2019 designating the locality as a General Economic Development Area with preferred uses falling within Classes 4,5 and 6 of the Use Classes (Scotland) Order 1997. Interested parties should make their own enquiries on specific uses and development proposals for the site with Dundee City Council Planning Department, 01382 433105.

Sale and Leaseback

Subject to agreement of suitable terms our clients may be willing to enter into a short-term lease agreement of the site.

Modular Offices

Our client may be willing to include the modular office accommodation as part of the sale of the site.

Intimation of interest

Interested parties are advised to note their interest in writing to the selling agents in order to be advised on any closing dates which may be set.



Proposal

Offers, both conditional and unconditional, are invited for our client's Heritable interest in the site.

Proof of funding will also be required to accompany any offer submitted. Offers will only be considered for the site as a whole.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Viewing & Further Information

By arrangement with letting agents:

Paul McInnes

Carron Real Estate Limited

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