

GRAY STREET /
REID'S LANE

DUNDEE
DD2 2QU



FOR SALE

**DEVELOPMENT
OPPORTUNITY**

APPROX 580 SQM

(6,243 SQFT) (0.14 Acres)

- Stone-built Industrial building offering the potential for redevelopment to residential or commercial use.
- Subject to planning consent



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Location

Situated on Reid's Lane at its junction with Gray Street on the western edge of the popular Lochee Industrial Estate.

Accommodation

The subjects form a stone built industrial building extending to around 580 sqm. The property benefits from direct access on to both Reid's Lane and Gray Street and has an elevated position overlooking the recently completed Farquhar Court residential development adjacent. The property backs onto a large operational industrial yard but having no windows on the northern elevation, it does not overlook the yard.

The subjects extend to around 580 sqm (6,243 sqft).

Opportunity

Subject to obtaining the appropriate planning consent it may be that the premises can be redeveloped into residential accommodation.

Planning

The premises are currently in use as workshop accommodation. It is understood that the current use satisfies classes 5 and 6 of the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended), however potential purchasers are advised to make their own enquiries on specific uses and development proposals for the site with Dundee City Council Planning Department, 01382 433105.

Services

The premises benefit from water and electric as well as mains drainage, however, Interested parties should make their own enquiries with local utilities companies and Dundee City Council prior to any redevelopment.



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Rating

The premises are currently shown in the 2023 Valuation Roll as follows:

Gray Street Works Unit 1 West 20 Gray Street
Rateable Value £7,500

Gray Street Works Unit 1 East 20 Gray Street
Rateable Value £6,900

Intimation of interest

Interested parties are advised to note their interest in writing to the selling agents 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 premises as a whole.

Legal Costs

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

VAT

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

Anti-money Laundering (AML) Process

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Viewing & Further Information

By arrangement with agents:

Paul McInnes
Carron Real Estate Limited
Tel: 0131 235 2195
Email: paulmcinnes@carronrealestate.co.uk

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