

**PERRIE STREET
DUNDEE
DD2 2RD**



FOR SALE

CATERING PITCH

**APPROX 55.75 SQM
(600 SQFT)**

- Prominent roadside location in a busy industrial estate.
- Subject to planning
- Subject to obtaining appropriate licenses



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Location

Situated near the junction of Perrie Street and Reid's Lane in the popular Lochee Industrial Estate.

Accommodation

The subjects form an elevated strip of land bordering the footpath along Perrie Street. The subjects are currently finished in a mix of concrete and tarmacadam and are currently separated from Perrie Street by a brickwork boundary wall.

The subjects extend to around 55.75 sqm (600 sqft).

Planning

Historic use of the subjects has been as part of the nearby larger industrial storage and distribution yards, however, more recently they have been vacant for several years and are not understood to be subject to any specific planning consent. It is envisaged that the subjects would lend themselves well to use as a Catering Pitch, however, interested parties should make their own enquiries on specific uses and development proposals for the site with Dundee City Council Planning Department, 01382 433105.

Services

The premises are currently unserviced but it may be that services are available in the adjacent footpath. Interested parties should make their own enquiries with local utilities companies and Dundee City Council.



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Rating

The premises are not currently assessed for Business Rates

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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