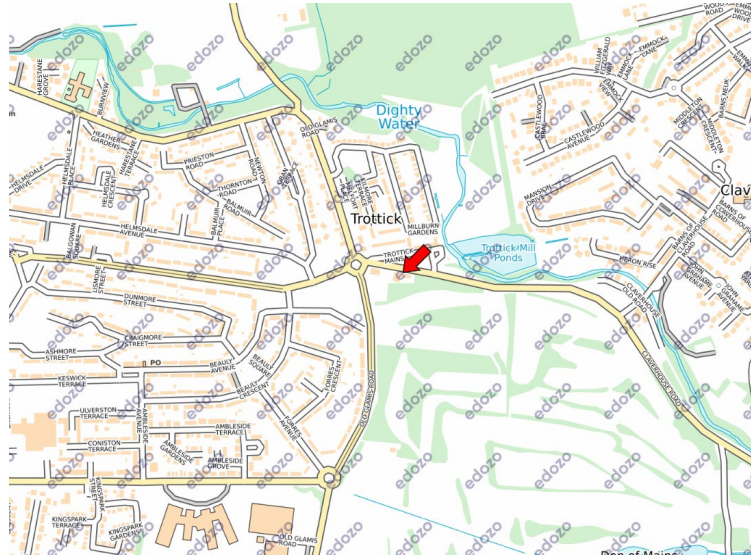




Craig Halls, 4 Claverhouse Road Dundee, DD4 9DL

- Unique Purchase Opportunity
- Ground Floor Single Storey Commercial Unit
- Extends to 491.19 sq.m. / 5,287 sq.ft.
- Total Site extends to 0.33 acres
- May Suit a Variety of Uses — subject to consents



To arrange a viewing please contact:



Garth Davison
Director
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Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
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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 themselves are located towards the western extent of Claverhouse Road, close to its junction with Old Glamis Road. Approximately 3 ½ miles to the north of Dundee City Centre. The subjects are located close to the Kingsway, Dundee's outer ring road.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a single storey commercial unit, formerly the Craig Halls.

The subjects are of mixed age and construction.

Internally, the subjects comprise two large halls along with kitchen DDA compliant WC facilities and private office accommodation.

The subjects benefit from a small garden/patio area to the rear of the property. The site is bounded by way of a palisade fence.

The subjects may suit a variety of uses subject to necessary planning consents.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Area:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	491.19	5,287

RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,200.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale. Offers in the region of £150,000 are invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2024