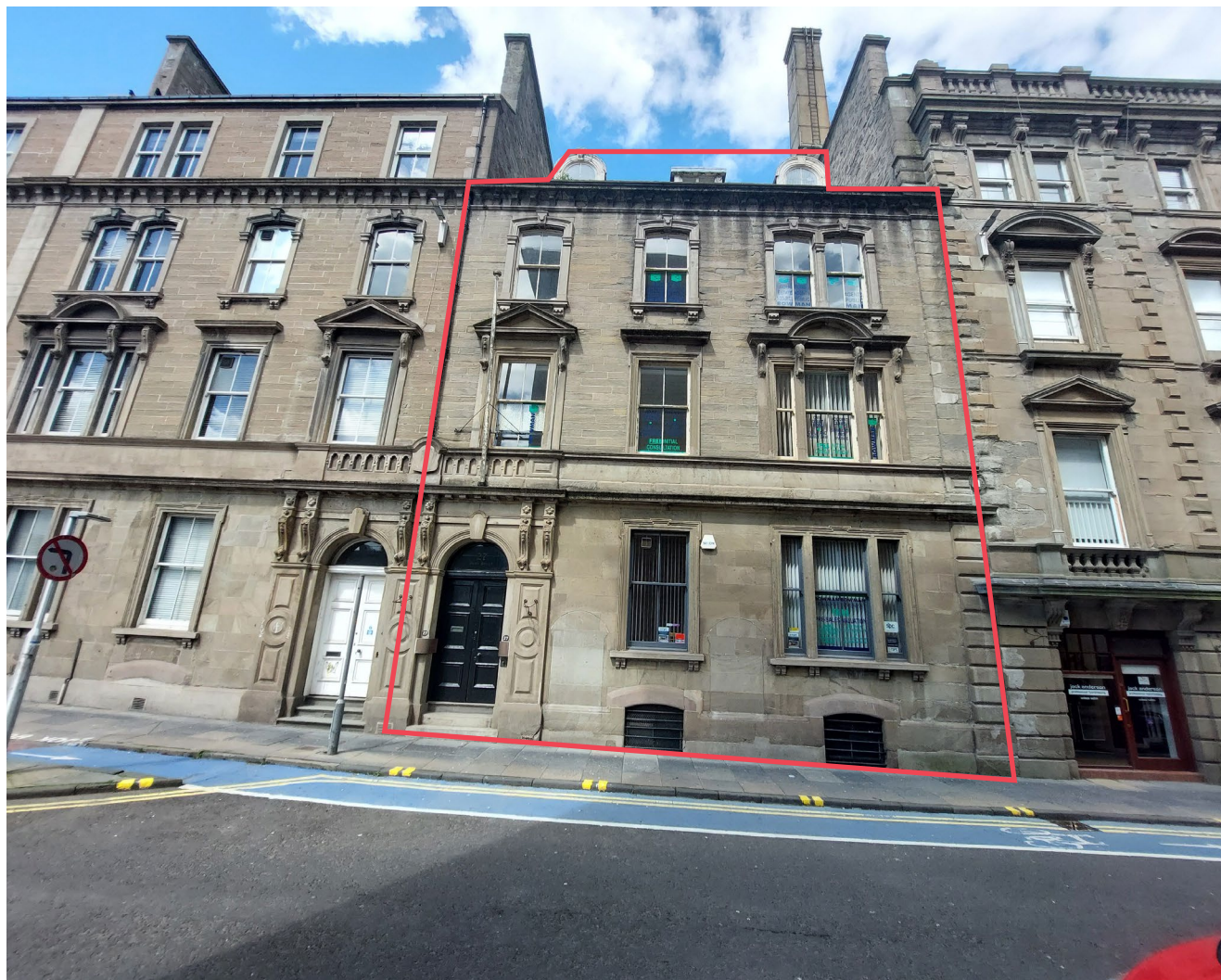


FOR SALE

DEVELOPMENT OPPORTUNITY



27 Bank Street
Dundee,
DD1 1RP

- Ground, First, Second + Attic + Basement Office
- City Centre Location
- Suitable for Redevelopment — STC
- Extends to 387.38 sq.m. / 4,170 sq.ft.

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.

More precisely, the subjects are situated on the north side of Bank Street within an established office/business location. The property lies within easy walking distance to both Dundee and Abertay University.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a traditional mid terraced 3 storey + attic + basement office building under a pitched roof.

The principal access to the property is directly off Bank Street. Accommodation throughout is cellular in nature.

The property may suit future redevelopment subject to obtaining the required 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 Internal Area:

Floor	Size (SQ.M)	Size (SQ.FT)
Ground	74.28	800
First	85.99	926
Second	87.44	942
Third/Attic	63.66	685
Basement	76.01	818
Total	387.38	4,170



RATEABLE VALUE

The subjects have a Net and Rateable Value of £19,500. 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. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



Andrew Dandie
Partner
01382 200064
Andrew.Dandie@g-s.co.uk



Garth Davison
Director
01382 200064
Garth.Davison@g-s.co.uk

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

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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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6. Date of Publication: January 2025