



FOR SALE

44A COURT STREET
DUNDEE
DD3 7QQ

- Former meeting hall
- Flexible space, readily adaptable to suit a range of alternative uses
- Situated on larger site with potential for redevelopment
- Extends to approx. GIA of 318.49 sq.m (3428 sq.ft)

LOCATION:

The city of Dundee has a population in excess of 100,000 and is situated on the north bank of the Firth of Tay approximately 25 miles north east of Perth. Dundee benefits from having a mainline railway station sitting on the East Coast Line with a further rail link to Perth and the Central Scotland network. The city has excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

The property itself is situated on the western side of Court Street, at its junction with Strathmore Street in an area of mixed residential and commercial use. Nearby operators include the Manhattan Business Park opposite, a number of local business and also, the Maryfield Health Centre to the north.

The location of the property is shown on the undernoted plan.

DESCRIPTION:

The property comprises a former meeting hall contained within a modern, single storey and basement building. It is of brick construction contained under a pitched and tiled roof.

The building is of a split level nature given the slope on the site with the ground floor providing attractive open plan hall space together with a variety of storage, staff and WC areas. The basement level provides further storage and is accessed from the rear of the building.

It sits on a larger site which is accessed through metal gates leading to a good sized, mono blocked parking area. Entry to the building is through double timber storm doors leading to an entrance hall from which, all other areas are accessible.

The subjects provide open plan, flexible space that would provide ample scope for conversion to suit a variety of alternative uses. There may also be opportunity to redevelop the site for residential dwellings and we would recommend that any enquiries as to this potential are directed to Dundee City Council planning department

ACCOMMODATION:

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Gross Internal Area has been calculated as follows:

Ground Floor – 290.41 sq m (3,126 sq ft)
Basement (to usable height) - 28.08 sq m (302 sq ft)
Total Gross Internal Area 318.49 sq m (3,428 sq ft)

RATEABLE VALUE:

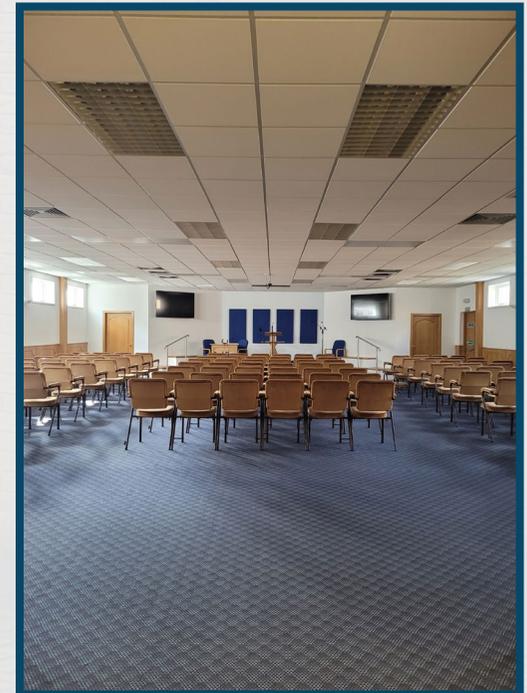
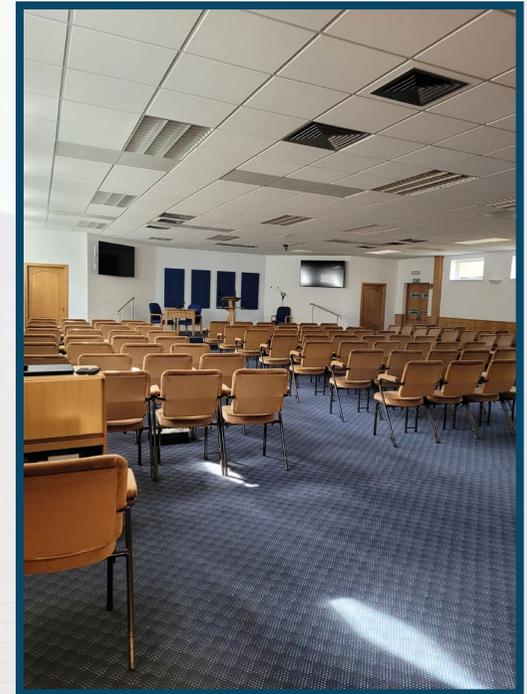
The property is currently listed on the Scottish Assessors Association Website as follows:

Rateable Value: £13,800

Further information on rates payments is available at www.saa.gov.uk

PRICE:

Offers in excess of £250,000 plus VAT are invited for the benefit of our client's heritable interest.



ENERGY PERFORMANCE:

Given the nature of the subjects an EPC has not been undertaken.

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
27 Canmore Street,
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

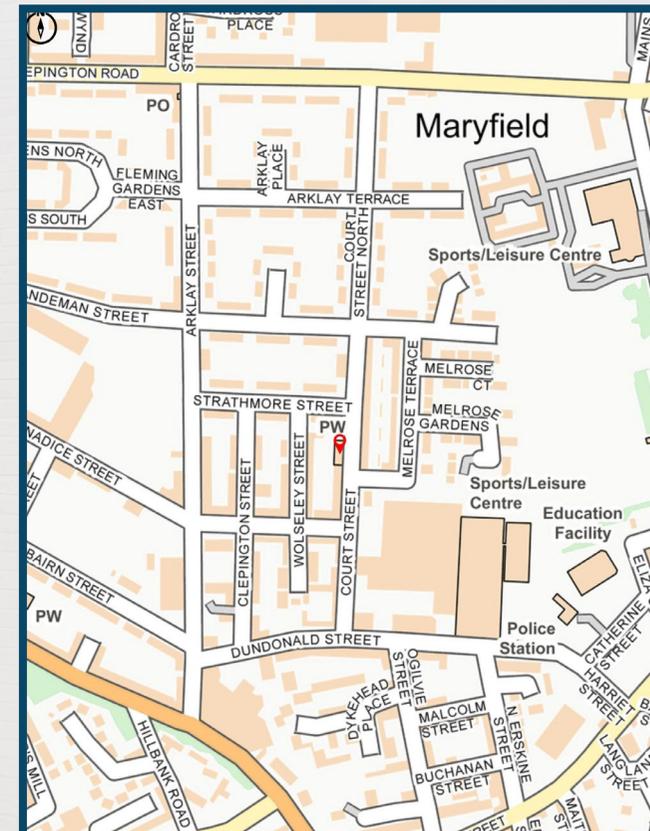
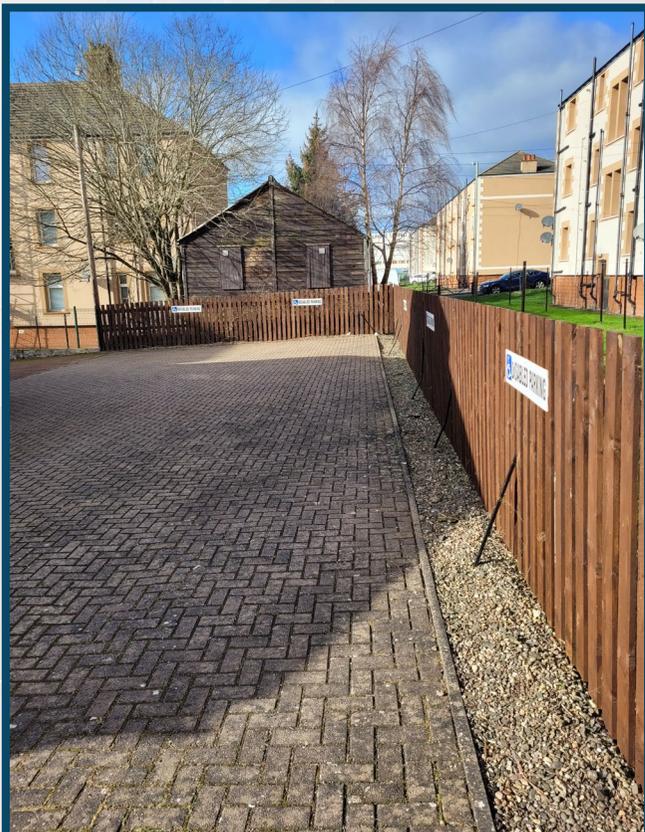
EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3278

Date of publication: February 2024

**IMPORTANT NOTE**

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