

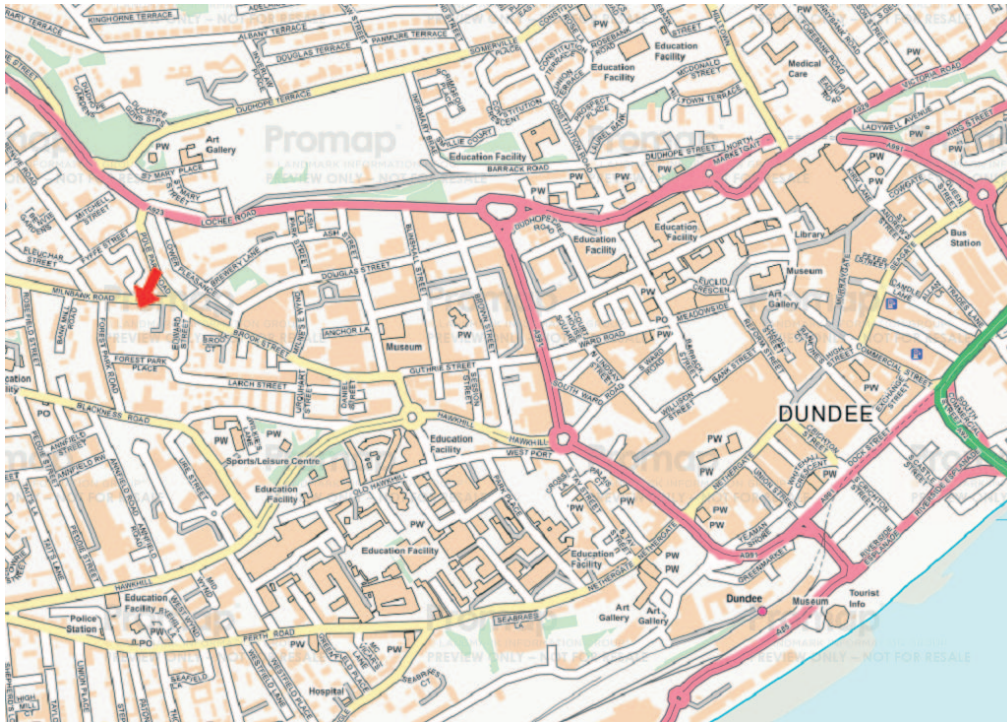
# FOR SALE

DEVELOPMENT OPPORTUNITY  
(DUE TO RE-LOCATION)



20 Milnbank Road,  
Dundee, DD1 5QE

- Entire block available, extending over four floors
- Close to Dundee city centre
- Potential redevelopment opportunity
- May suit variety of uses subject to consents
- Guide price — offers over £300,000



## LOCATION

Dundee is Scotland's fourth largest city with an established population of 145,000 and a catchment population in the region of 515,000. The city enjoys an enviable south facing position at the mouth of the Tay Estuary on Scotland's east coast.

Dundee is the regional centre for commerce, retailing and employment within Tayside and is currently undergoing significant regeneration and investment, including the £1 billion on-going transformation of Dundee's city waterfront with the realignment of the waterfront.

The subjects themselves are located on the south side of Milnbank Road, between its junctions with Forest Park Road and

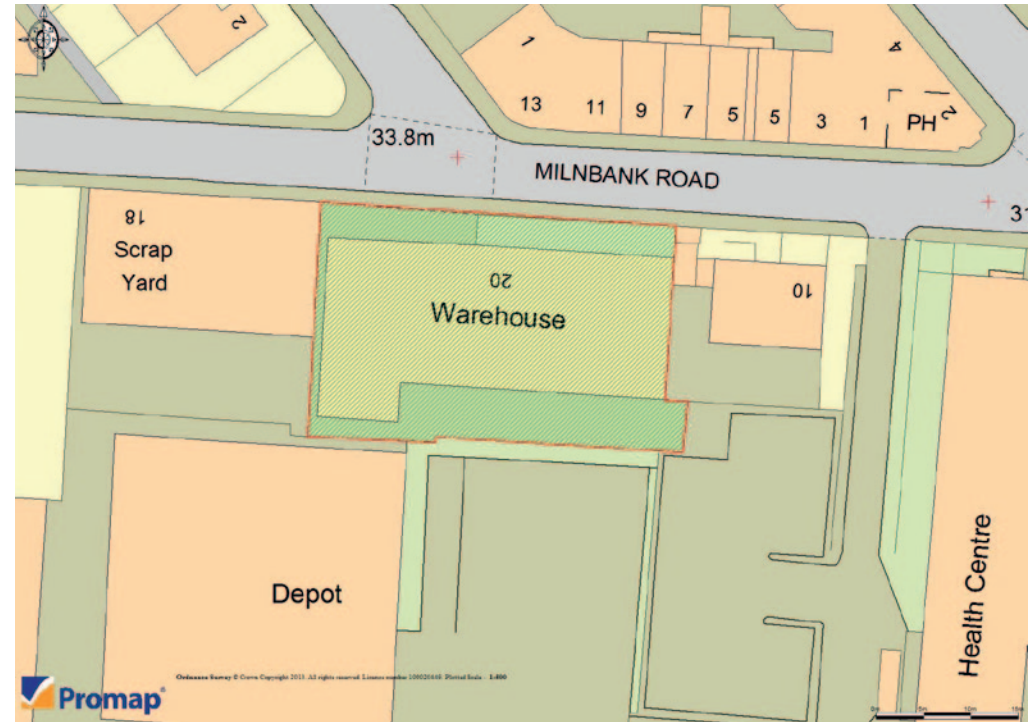
Polepark Road within Dundee's Blackness industrial area.

Residential accommodation accounts for much of the surrounding property.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects form a traditional property currently providing warehouse and office accommodation. The building is of stone and brick wall construction, externally harled in part, with concrete, stone slab and suspended timber floors under a pitched slate clad roof. An annex along the main building's western elevation provides a loading bay facility



and is of brick wall construction with a monopitched cement sheet clad roof.

Internally, the accommodation is predominantly open plan. Floors are predominantly exposed concrete although those within the top floor are of stone slab construction. Steel roof truss and roof timbers are exposed within the attic and incorporate rooflights.

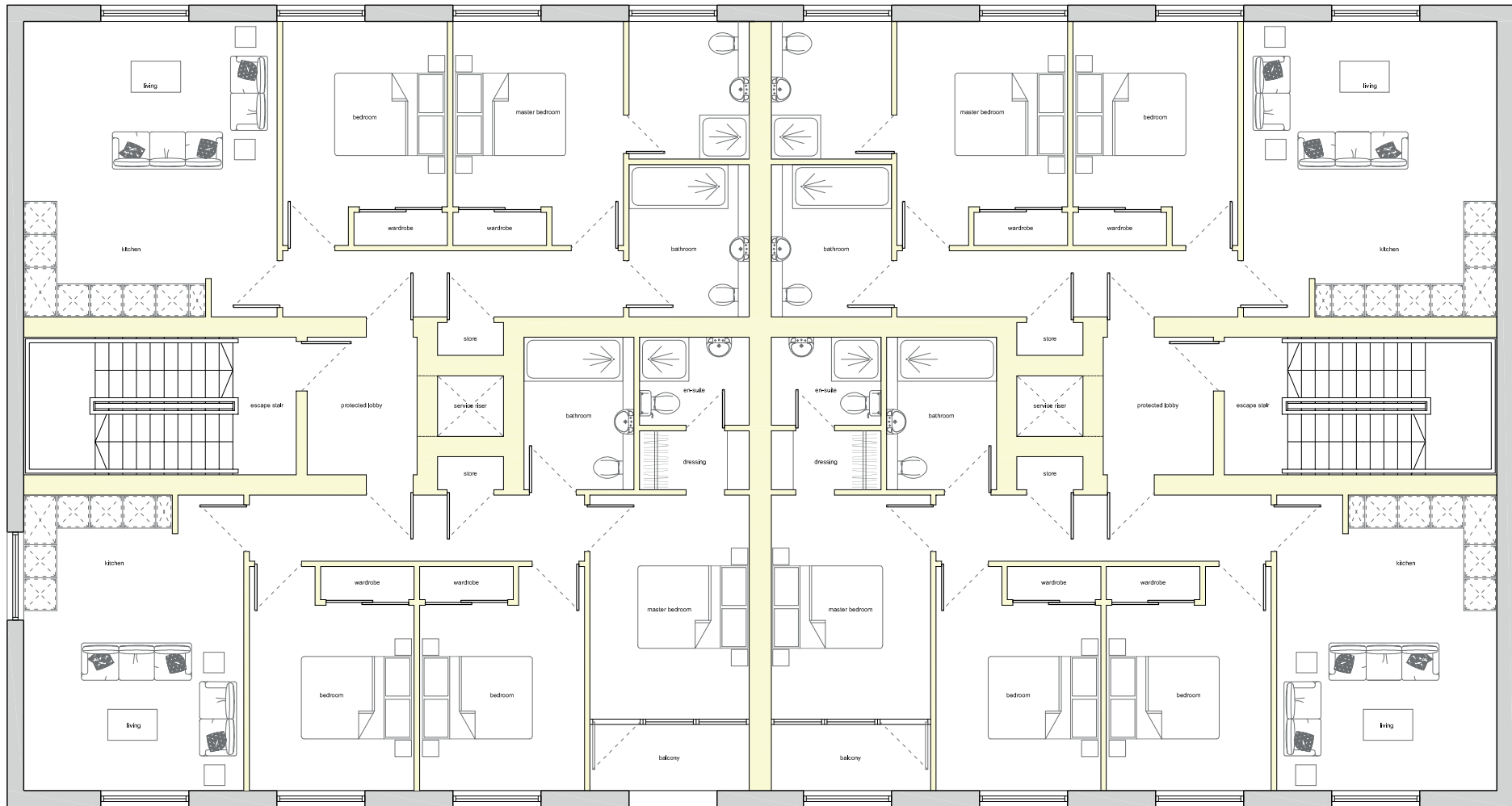
The subjects are considered well suited to the current use and would be adaptable to similar uses. Potential exists for redevelopment to provide residential/office accommodation subject to obtaining necessary planning consent.

## ACCOMMODATION

We have undertaken a full measurement inspection in accordance with the RICS Code of Measuring Practice to arrive at the following gross internal floor areas:

FLOOR	SQ.M	SQ.FT
Basement	356.20	3,834
Ground floor	356.20	3,834
First Floor	356.20	3,834
Attic	356.20	3,834
Annex	250.00	2,690
<b>TOTAL</b>	<b>1,674.80</b>	<b>18,026</b>





**DEVELOPMENT**

Dundee is undergoing significant re-development, centred around the new V&A Museum. Given the subjects location close to Dundee City Centre, its close proximity to leisure operators and the substantial lot size, we consider the subjects to provide an excellent opportunity for re-development.

An indicative floor layout showing 4 residential flats has been prepared by Jon Frullani Architects.

**PRICE**

Guide — Offers over £300,000 for the heritable interest in the subjects.

The building is for sale due to company re-location. Please note, all viewings and information requested is strictly via the Sole Selling Agents.

**RATEABLE VALUE**

The subjects are entered in the Valuation Role with a rateable value of £29,900.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

**EPC**

Available upon request.



#### VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

#### VIEWING

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

To arrange a viewing contact:



**Grant Robertson**  
Associate  
grant.robertson@g-s.co.uk  
01382 200064



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Partner  
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#### 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.
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6. Date of Publication: June 2018