For sale

Conversion and Development Opportunity | 26-36 North Lindsay Street, Dundee , DD1 1QA



LOCATION

26-36 North Lindsay Street is centrally located in Dundee City Centre a few steps from the north entrance to the Overgate Centre. Adjoining Dundee House it is in an area of mixed commercial use that enjoys convenient access to the City's main shopping and commercial areas as well as car parking and public transport.

DESCRIPTION

Dating from the late 19th century this sandstone ashlar building with a slate roof is arranged over 6 levels (basement, ground, first, second, third and attic floors). It is Category B Listed and lies within the Central Conservation Area. The entire building is vacant however most recent uses were retail/commercial on the ground floor and a mixture of commercial, offices and residential on the upper levels.

Indicative floor layout plans are available on request.

The approximate Gross Internal Floor Areas (excluding the communal stairs) scaled from CAD drawings are as follows:

Floor	26-32 North Lindsay Street	34 - 36 North Lindsay Street
Basement (estimate)	162 sqm	148 sqm
Ground	162 sqm	148 sqm
First	170 sqm	171 sqm
Second	177 sqm	177 sqm
Third	177 sqm	177 sqm
Attic	107 sqm	87 sqm
TOTAL	955 sqm	908sqm

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Offers invited

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SERVICES

No warranty is given with regard to the provision or working order of any services and any prospective purchaser should carry out their own investigations prior to purchase.

PLANNING

The property is a Category B Listed Building and is located within the Central Conservation Area. Any development/ refurbishment should seek to preserve and enhance the historic integrity of the building and its setting. All proposals should seek to reflect the relevant policy requirements set out in the Dundee Local Development Plan 2019.

The Council's Planning Team have advised that the proposed end use would be a significant material consideration in the determining of Planning Permission/Listed Building Consent. Retention of the existing building and redevelopment with an appropriate use should be considered the initial starting point for redevelopment. Façade retention may be an option but the proposed use and design of the replacement building would require compliance with strict planning and conservation requirements and be of a suitably high quality design. In general, either an office use throughout or commercial use at ground floor level with residential use at upper floors would be appropriate

Interested parties are encouraged to contact the Council's Planning Team to discuss proposals for the site at Planning Team, City Development Department, Dundee House, North Lindsay Street, Dundee, DD1 1LS or by e-mail: planning@dundeecity.gov.uk

RATING

The property has been assessed partly for non-domestic use (Valuation Roll) and domestic use (Council Tax List) and full details can be found via the following link to the Scottish Assessor's Association website https://www.saa.gov.uk/.

ENERGY PERFORMANCE CERTIFICATE

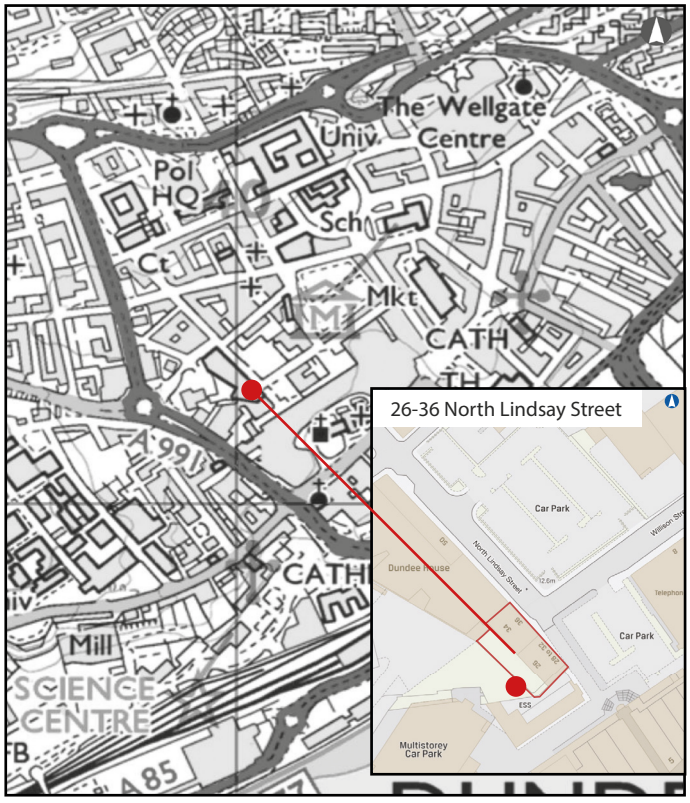
Further information is available via the contact details listed below.

OFFERS

Offers are invited from interested parties and should be submitted in formal Scottish legal terms. Whilst offers are invited, it is possible that a closing date may be set and interested parties are asked in the first instance to confirm their interest in writing (by email) to the Council via the contacts listed below so that they can be notified in the event of a closing date being set.

Any conditional offer which is subject to receipt of satisfactory planning consent, environmental surveys, ground condition surveys or others, shall include a timing for obtaining and confirming satisfaction with said consents/ surveys. Should any of the timings in the offer not be met, the seller reserves the right to withdraw from the transaction without liability for costs incurred by the other party. The seller, having sole discretion, may grant such extension of time if they are satisfied that all reasonable efforts are being made by the purchaser to meet the stated development programme. The date of entry shall be no later than 10 working days following the last confirmation of satisfaction of consents/ surveys.

The date for commencing works on site, in accordance with the planning permission granted, should be stated and must not exceed 52 weeks from the date of granting planning permission



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Date Printed 8/1/2026.

For further information contact:

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