

East Port House, 67 King Street, Dundee, DD1 2JY

FORMER HOSTEL & OFFICES WITH PLANNING PERMISSION FOR FLATTED DEVELOPMENT (18 UNITS)

Tenure	For Sale
Available Size	21,600 sq ft / 2,006.71 sq m
Rates Payable	£40,024.40 per annum
Rateable Value	£71,600
EPC Rating	Upon enquiry

Key Points

- CLOSE TO DUNDEE WATERFRONT
- ADJACENT 102 BED HOTEL INDIGO
- CLOSE TO MAIN RETAILING CENTRE
- APPROX. 500M FROM PROPOSED EDEN PROJECT
- WITHIN DUNDEE CITY CENTRE
- EXCELLENT DEVELOPMENT OPPORTUNITY

East Port House, 67 King Street, Dundee, DD1 2JY

Description

The subjects comprise a two storey and attic former mill building of stone wall construction under a pitched and slated roof with dormer windows to the front.

We understand the premises were originally built in 1830, but later converted to offices in circa 1913. As such, it includes a number of ornate features both internally and externally including three arched entrances from King Street and stone parapets. The building is currently Category B Listed, as being of special architectural and historical merit.

Internally, the premises provide former office accommodation at ground floor level, and secure residential / hostel accommodation and first and attic floor level.

Planning permission has been granted for the conversion of existing building into flatted development (18 units) and associated works. Further information is available on request.

Location

The premises are situated to the south side of King Street, a short distance east from its junction with East Marketgait, approximately half a mile north-east of Dundee city centre.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses.

The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 10 minutes walk. The new railway station, bus station, Overgate and Wellgate Shopping Centres, Gallagher Retail Park and two Universities - both Dundee and Abertay - are also in close proximity.

Terms

The heritable interest in the subject premises is available to purchase. Offers are invited.

Viewing

Westport Property will be pleased to arrange and accompany all viewing requests.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Accommodation

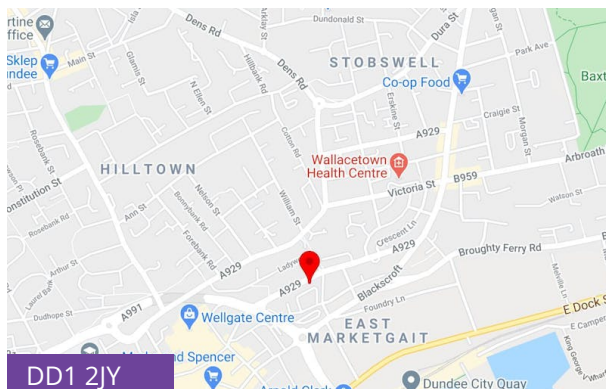
We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

2,006 sq m (21,600 sq ft)

Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

RV / NAV - £71,600



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

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) Westport Property 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) Westport Property 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 clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 13/12/2024

Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction with the tenant being responsible for any stamp duty and VAT liability incurred thereon in.