

FOR SALE

City Centre Development Opportunity

WEST WARD WORKS

19 Guthrie Street
Dundee, DD1 5BR

Title number:
ANG85360



*Potential for student
accommodation development and
other residential/commercial uses*

LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 150,000 persons and a catchment of some 500,000 persons (source: Dundee City Council).

The city has its own airport with daily flights to London Heathrow and sits on the main east coast railway line which runs frequent services into London Kings Cross.

The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre.



Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.



Travel times

Perth	27 min
Aberdeen	1 hour 17 min
Edinburgh	1 hour 18 min
Glasgow	1 hour 25 min



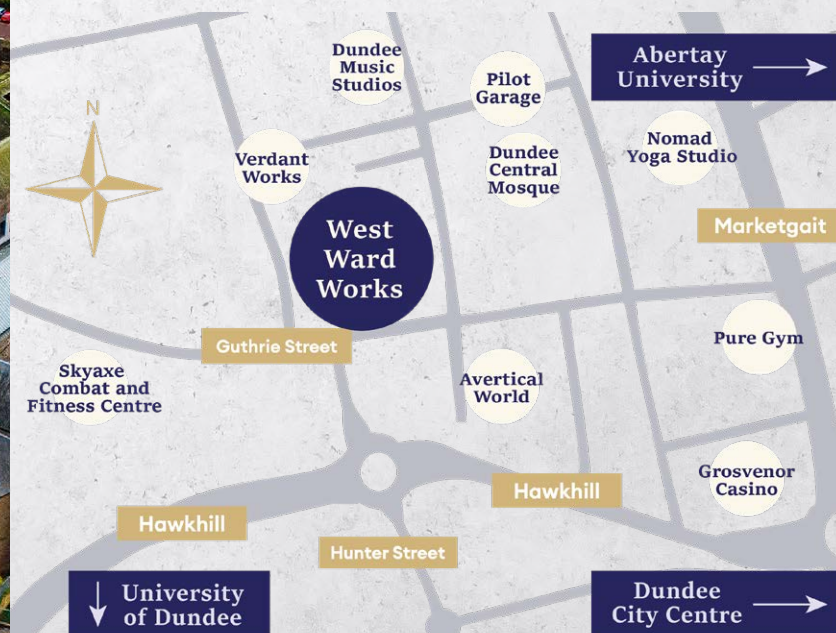
Surrounding occupiers include Verdant Works (heritage museum), Avertical World (climbing centre), a number of established local businesses and Dundee central mosque.



SITUATION

The Blackness industrial area is one of Dundee's original industrial locations and is situated on the west side of the inner ring road which is a short distance west of Dundee city centre.

Buildings in this locale are generally Victorian in style. Some have been upgraded, refurbished or demolished and/or land upon which buildings stood have been redeveloped for alternative uses including private and rented residential, student accommodation, surgery use and retail, leisure and licensed premises.



ABOUT THE PROPERTY

[View Gallery](#) —>

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West Ward Works is a substantial purpose-built print works the bulk of which is estimated to date from the 1950's and which is built around older accommodation thought to date from the turn of the century (1900), or earlier.

The building is constructed around a concrete frame with brick infill panels, partly harled, and metal casement and glazed and block glass windows.

The roof coverings, were noted to be a mixture of steel sheets, concrete tiles and we understand there are areas of mineral felt. The floors are of solid concrete.

**Site area of 0.691
Hectares (1,7 Acres)**

DESCRIPTION

The subjects are constructed around a victorian section towards the middle of the property which is understood to comprise former jute weaving sheds which are built around a cast iron/ timber structure with stone walls and a pitched timber roof over, originally slated, now overlaid in concrete tiles.

The facility is constructed on a site which slopes up from north to south. The lower ground level accommodation comprises a warehouse or garage (4.64M and 8.6M eaves heights) with body shop, storage areas, boiler room and service areas off, linking into a loading platform section which connects into a larger storage area to the west.

There is a loading ramp and turntable to facilitate the manoeuvrability of goods. Finishes are typically unlined walls and exposed structure.

Subject to contract a cleared site to be provided by vendor

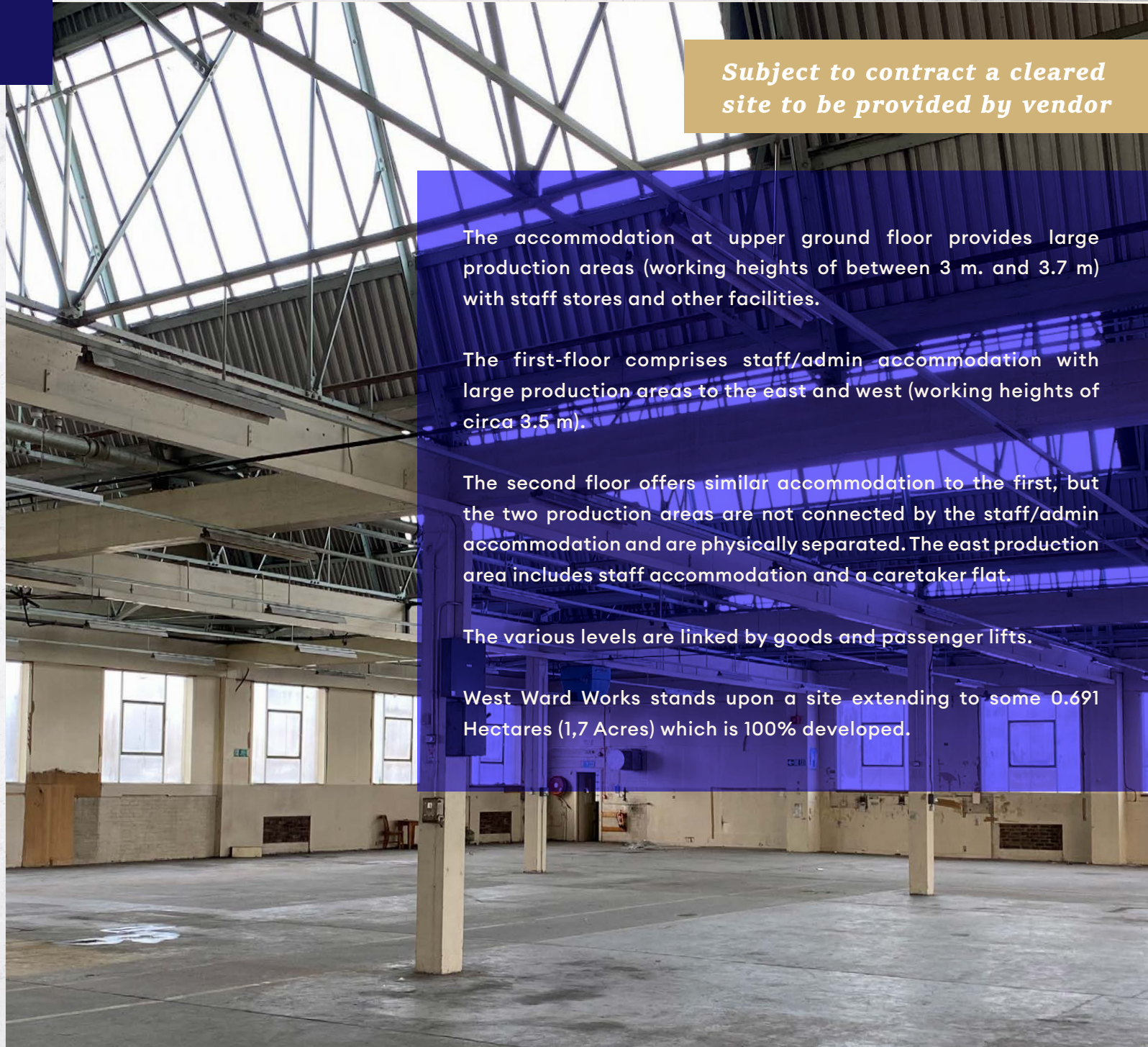
The accommodation at upper ground floor provides large production areas (working heights of between 3 m. and 3.7 m) with staff stores and other facilities.

The first-floor comprises staff/admin accommodation with large production areas to the east and west (working heights of circa 3.5 m).

The second floor offers similar accommodation to the first, but the two production areas are not connected by the staff/admin accommodation and are physically separated. The east production area includes staff accommodation and a caretaker flat.

The various levels are linked by goods and passenger lifts.

West Ward Works stands upon a site extending to some 0.691 Hectares (1,7 Acres) which is 100% developed.





ACCOMMODATION

	SQ M	SQ FT
LOWER GROUND FLOOR Garage with body shop, spray shop, parking area, service area, stores and boiler room off with welfare facilities connecting into loading platform and in turn basement store with ramp access and turntable.	5,350	57,587
UPPER GROUND FLOOR Printing/production facility with engineering workshop and stores, etc. off, various goods lifts and separate access to upper floor admin accommodation with passenger lift.	5,268	56,709
FIRST FLOOR Admin accommodation with stairs and passenger lift, print/production areas both connecting into staff facilities including canteen, staff changing and toilets and various goods lifts.	3,761	40,486
SECOND FLOOR Two separate printing/production areas, separately accessed with staff changing and W.C. facilities, various goods lifts and caretakers flat.	3,565	38,374
TOTAL	17,944	193,156

The above areas are presented on a gross internal area basis.



RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the Valuation Roll at:

Rateable Value - **£262,500**

The rate poundage for the financial year 2023/2024 is £52.4p for properties with rateable values between £51,001 and £100,000.

EPC

Available upon request.

TERMS

Our client is inviting offers in the region of **£3,000,000** on the basis of a cleared site and subject to appropriate planning conditions. Our client will also consider offers for the buildings as existing.

VAT

All prices quoted are exclusive of VAT which will be charged at the current rate.

LEGAL COST

Each party will to bear their own legal costs in connection with the sale of the property.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.

SITE PLAN



www.shepherd.co.uk →

**FOR FURTHER INFORMATION OR VIEWING
ARRANGEMENTS PLEASE CONTACT THE SOLE AGENT:**

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