

FOR SALE

CITY CENTRE OFFICES – ENTIRE BUILDING

CAR PARK INCLUDED

POTENTIAL TO CONVERT TO
ALTERNATIVE USES SUBJECT
TO PLANNING. STUDENT
DEVELOPMENT ADJACENT

PART INCOME PRODUCING

PROMINENT CITY CENTRE
LOCATION

NIA – 16,877 SQFT (1,567.81
SQM)

OFFERS IN EXCESS OF
£500,000 INVITED



WHAT 3 WORDS



1 COURTHOUSE SQUARE, DUNDEE, DD1 1NH

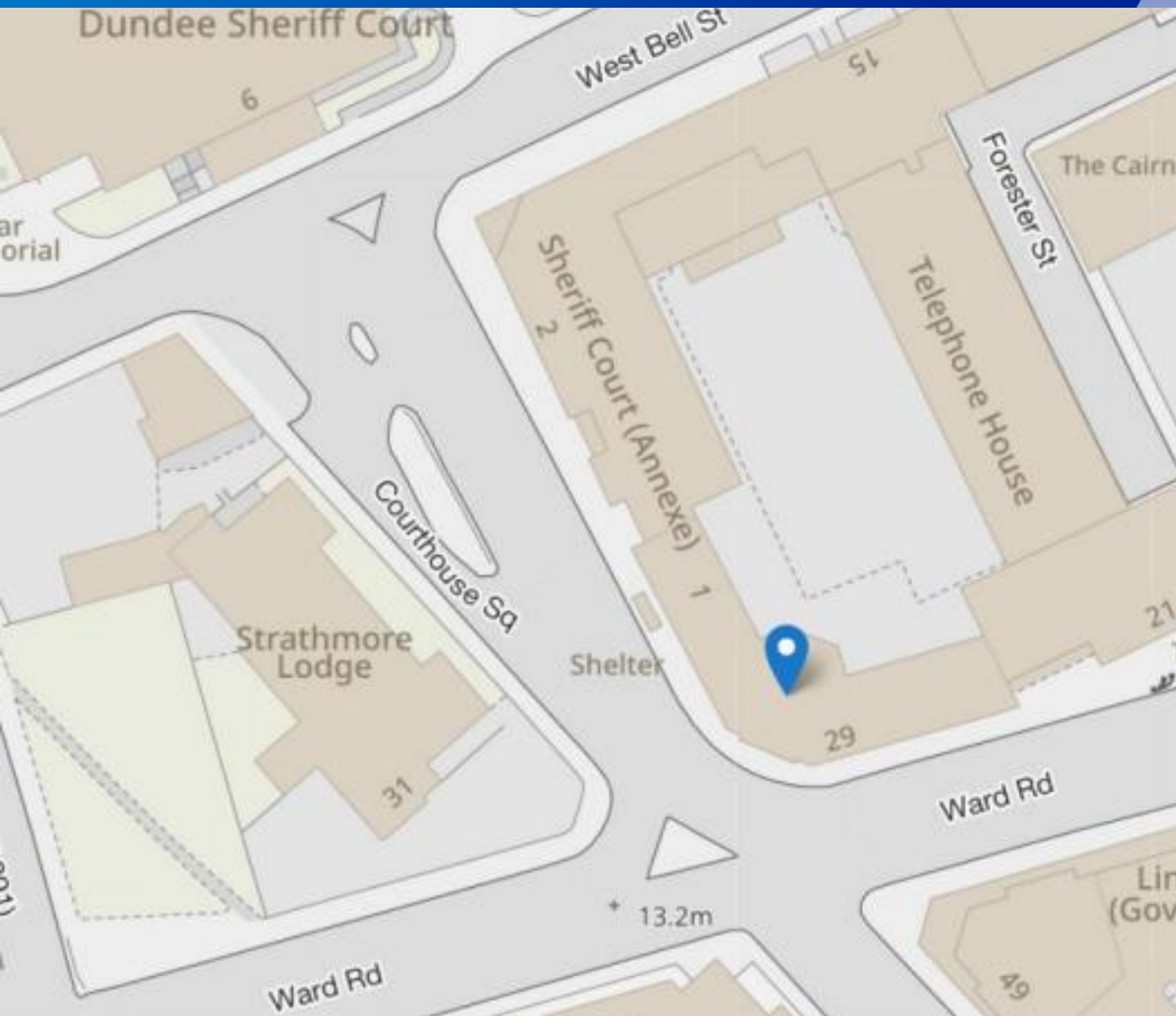
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Location

1 COURTHOUSE SQUARE, DUNDEE, DD1 1NH



Location

Dundee is located on the East Coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometers (65 miles) to the north) and Edinburgh (circa 96 kilometers (60 miles) to the south) over-looking 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). Dundee is Scotland's fourth largest City and is the regional centre for employment, services and retailing within Tayside. 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. The property is positioned adjacent to the inner ring road and close to Abertay University, Dundee Sheriff Court and Overgate Shopping Centre. Dundee House, which is Dundee City Council's Headquarters is located a short distance from the property and a student housing development is ongoing directly adjacent.

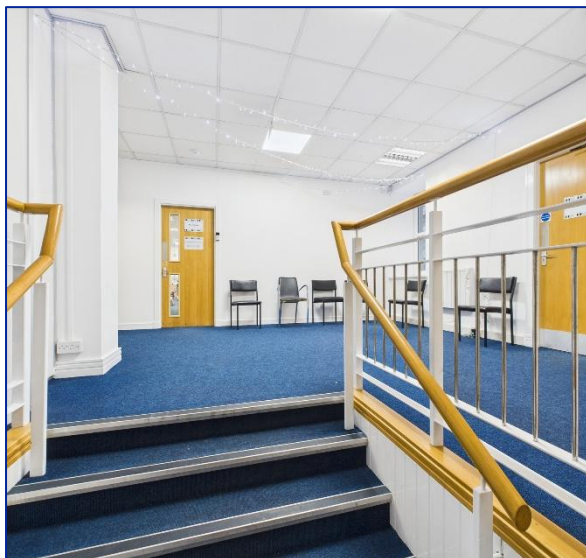


FIND ON GOOGLE MAPS



Description

1 COURTHOUSE SQUARE, DUNDEE, DD1 1NH



DESCRIPTION

1 Courthouse square comprises an imposing 5-storey building, originally erected in 1927 as a hotel and subsequently utilised as a Sheriff Court, Sheriff Clerks Office and for many years as a telephone exchange prior to its acquisition and refurbishment in the mid 90's to create the current office facility. There are two wings of offices off the central core at each level which provides open plan accommodation, tea prep area, ladies and gents toilet facilities and fire escape provisions.

CAR PARKING

There is a surfaced car park accessed off Rattray Street which serves the office development.

ACCOMMODATION

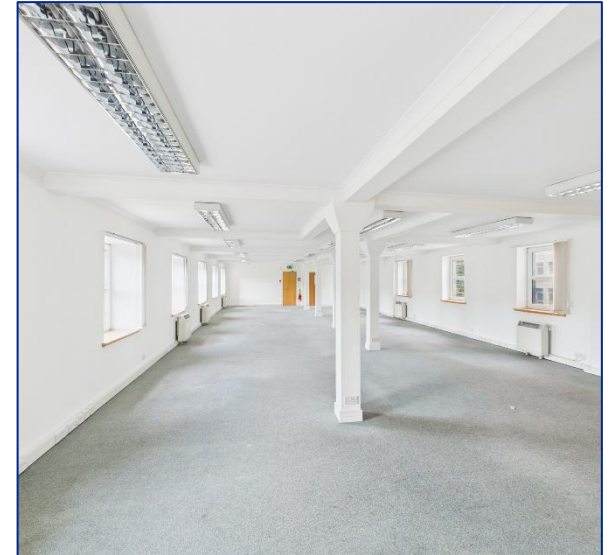
	m ²	ft ²
Ground Floor East	137.4	1,479
Ground Floor West	146.48	1,577
1st Floor East	151.03	1,626
1st Floor West	171.03	1,841
2nd Floor East	171.03	1,841
2nd Floor West	151.03	1,626
3rd Floor East	172.8	1,860
3rd Floor West	144.93	1,560
4th Floor East	171.03	1,841
4th Floor West	151.03	1,626
TOTAL	1,567.81	16,877

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

1 COURTHOUSE SQUARE, DUNDEE, DD1 1NH





TENANCY SCHEDULE

The subjects are part let. Lease terms can be provided to seriously interested parties.

PRICE

Our client is inviting offers in excess of £500,000 for their heritable interest.

PLANNING

The subjects provide an opportunity for conversion and alternative uses. All interested parties should make their own enquiries to Dundee City Council Planning Department.

RATEABLE VALUE

The offices are individually assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

Available to all interested parties.

VAT

All prices are quoted exclusive of VAT if applicable.

LEGAL COSTS

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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