

FOR SALE

Workshop and warehouse with connecting yard and large canopy incorporating stores and admin buildings

Open storage and parking area

Central location within Blackness Industrial Area and close to Inner Ring Road

Could be adapted to provide two self contained properties

Offers over £275,000



30 DOUGLAS STREET, DD1 5DA AND 42/44 BLINSHALL STREET, DD1 5DF

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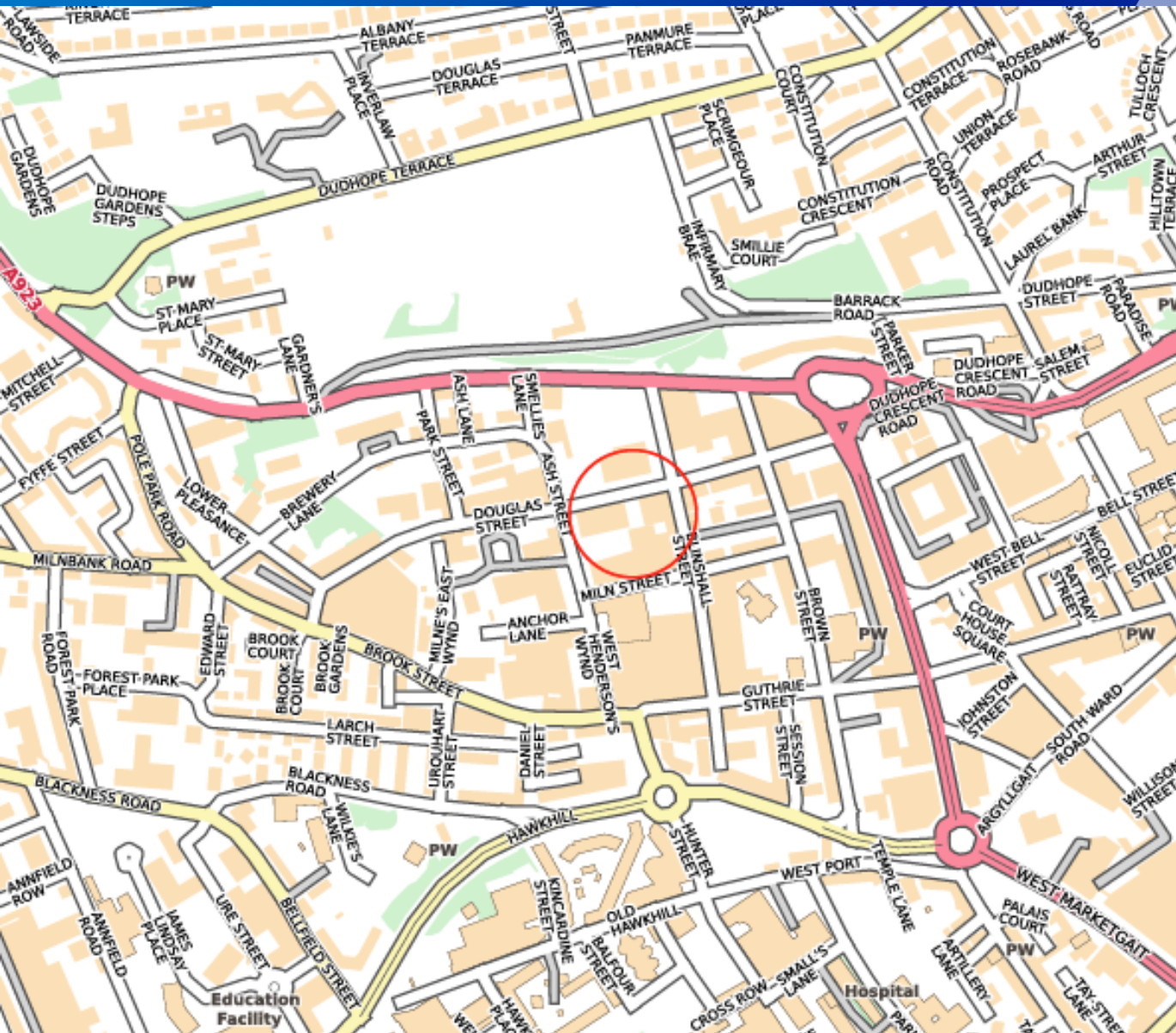
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Location

30 DOUGLAS STREET, DUNDEE, DD1 5DA & 42/44 BLINSHALL STREET, DUNDEE, DD1 5DF



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).

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

The city has its own airport with daily flights to London (London Heathrow) and sits on the main East Coast Railway Line which runs 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.

The subjects are located facing Douglas Street between the junctions with Blinshall Street and West Hendersons Wynd in the Blackness Industrial Area which is an established business location.

The location is shown on the map herewith and it will be seen to be adjacent to the Inner Ring Road and hence handy for the local road network and in turn the national road network.

Street Map



FIND ON GOOGLE MAPS



Description

30 DOUGLAS STREET, DUNDEE, DD1 5DA & 42/44 BLINSHALL STREET, DUNDEE, DD1 5DF



Workshop



Warehouse



Yard



Parking and open storage

The property comprises two separate buildings, a joinery workshop built along Douglas Street and a separate warehouse at the corner of Douglas Street and Blinshall Street which was previously in separate ownership and originally accessed from Blinshall Street.

The two buildings are now connected by a central yard which takes access off Douglas Street. There is also a parking and open storage area of land to the west side of the workshop with access from both Douglas Street and West Hendersons Wynd.

The workshop is thought to date from the 70's and is built around a steel frame with brick walls harled externally and has a steel frame roof over overlaid in insulated asbestos sheets incorporating metal and glazed roof lights. The floors are of solid construction.

There is a brick admin block built within the workshop offering typical admin and welfare facilities.

The warehouse is a Victorian style building of stone wall construction around a steel frame with a timber truss multiple pitched roof overlaid in slate with skylight windows. The floors are of solid construction.

The warehouse has a pedestrian access from Blinshall Street and canteen and welfare facilities. It also has access through a pend from Blinshall Street into a courtyard where there is a loading door, being the original loading access into this building.

Note – The admin block in the workshop has been extended to the rear onto the adjacent property owned by Dundee Indoor Bowling Rink. Buyers interested in retaining this accommodation would require to make their own arrangements with the landowner.



Accommodation

30 DOUGLAS STREET, DUNDEE, DD1 5DA & 42/44 BLINSHALL STREET, DUNDEE, DD1 5DF



Workshop



Workshop admin



Canopy incorporating storage buildings



Warehouse

Accommodation

	m ²	ft ²
Workshop	1,223	13,163
Warehouse	522.63	5,625
TOTAL	1,745.49	18,788

The buildings are linked by a secure central yard laid in concrete with a large canopy and incorporating storage and admin buildings.

The parking and open storage land to the west side of the workshop is partly laid in concrete and partly in earth/hardcore.

All of the foregoing stands upon a site extending to 0.316 hectares (0.781 acres) or thereby.

Note – The parking and open storage area (hatched on the plan below) is in separate but connected ownership from the main part of the site.

SITE PLAN

30 DOUGLAS STREET, DUNDEE, DD1 5DA & 42/44 BLINSHALL STREET, DUNDEE, DD1 5DF



Note - The parking and open storage area (hatched) is in separate but connected ownership from the main part of the site.



Services

The property is understood to be served with mains supplies of water and electricity and drainage is understood to be connected into the main sewer.

Space heating is by means of wood fired heaters in the workshop and wall mounted electric panel heaters within the admin spaces.

Rateable Value

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

Workshop, 30 Douglas Street, Dundee - RV £44,200

Warehouse, 42/44 Blinshall Street, Dundee - RV £13,500

The Unified Business Rate for 2025/26 is 49.8p.

Energy Performance Certificate

The subjects will be assessed for Energy Performance, and full details will be made available upon request.

Planning

While the subjects are suitable for sale for continuation of the existing use as a single entity it is, subject to planning permission, possible to create two self contained properties,.

A number of nearby properties have been redeveloped for alternative uses, including residential, and purpose-built student accommodation. Interested parties should make their own enquiries to Dundee City Council Planning Department.

Price

Offers in excess of £275,000 will be considered.

VAT

VAT will be payable on the purchase price.

Legal Costs

Each party shall bear their own legal costs in connection with this transaction.

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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