

FOR SALE
WORKSHOP WITH DEVELOPMENT OPPORTUNITY



22 Tannadice Street
Dundee
DD3 7QH

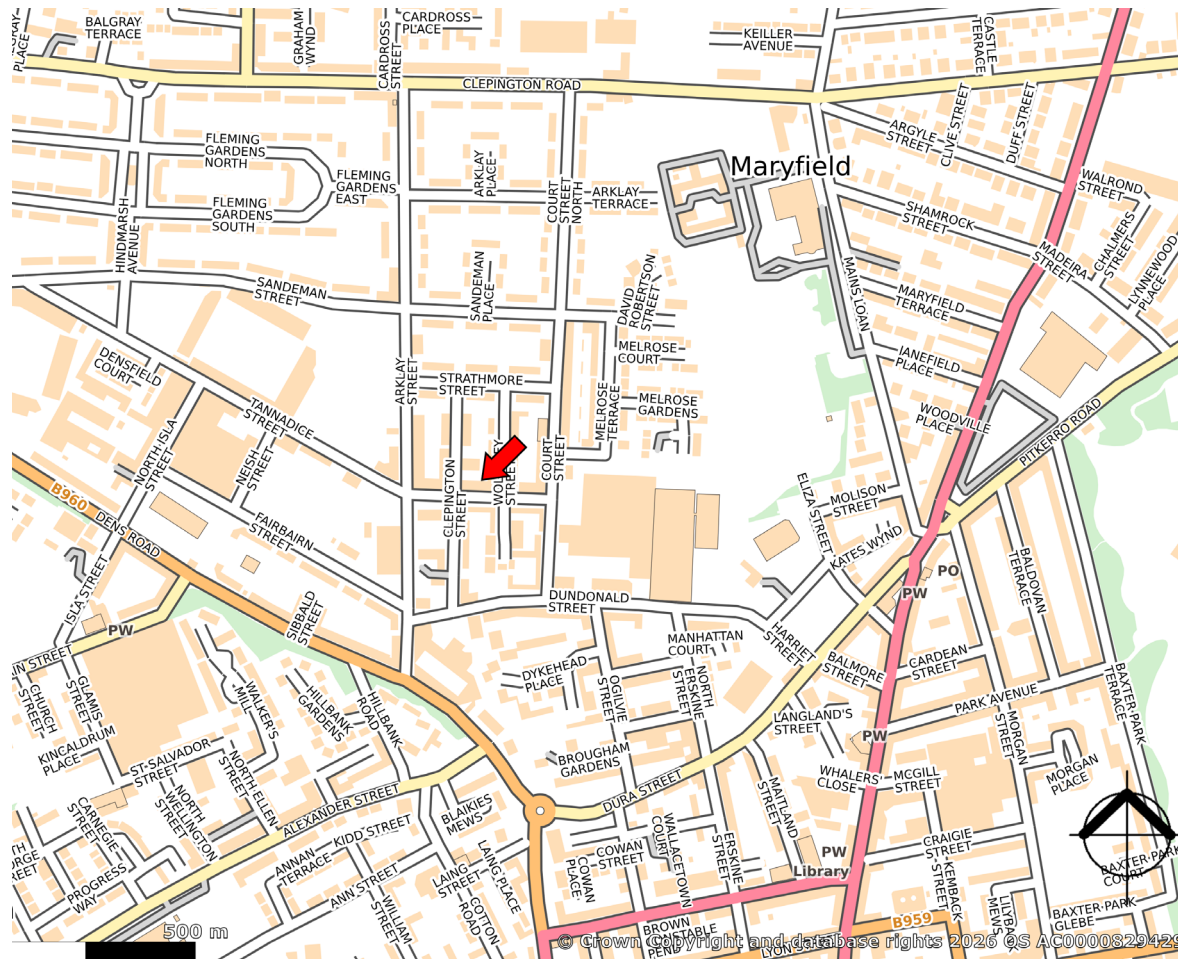
- Traditional Workshop/Unit
- Site with Development Potential
- May Suit a Variety of Occupiers – STC
- Extends to 412.85 sq.m. / 4,444 sq.ft.
- Site extends to 0.2 acres

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects are located approximately 1 mile north from the city centre. More precisely, the subjects are located on the north side of Tannadice Street and sit between the junctions of Clepington Street to the west and Wolseley Street to the east.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a single storey building of brick block construction held under a pitched roof. The subjects are accessed via a pedestrian door and vehicle sliding door on Tannadice Street and an additional pedestrian access on Wolseley Street.

There is a small yard to the rear of the property with access from Clepington Street.

Internally, the subjects provide open plan workshop space as well as an office and showroom. There is also provision for storage, staff and WC facilities.

The total site is within approximately 0.2 acres and benefits from development potential and may suit a variety of uses, subject to receiving the necessary planning consents.

PLANNING

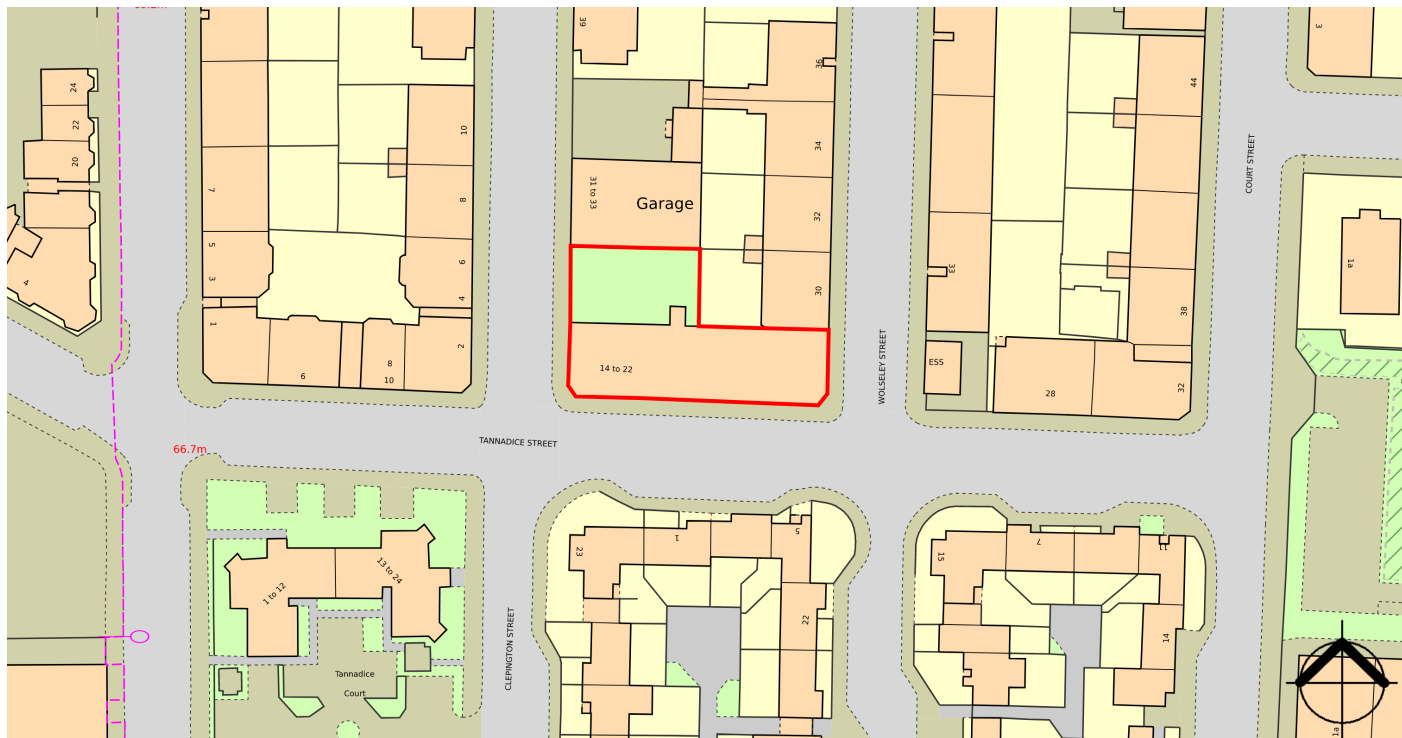
In 2023, a planning application in principle has been approved for the demolition of existing single storey industrial unit for residential development for a 3 storey building to include 10 two bed flats. Per Dundee Council Planning reference - 23/00362/PPPL.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Gross Floor Areas:

Unit	Size (SQ.M)	Size (SQ.FT)
Total	412.85	4,444





RATEABLE VALUE

The subjects have a Net and Rateable Value of £18,400.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated.

EPC

Available on request.

PRICE

The subjects are available For Sale. Offers over £270,000 are invited for the heritable interest.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald.



To arrange a viewing please contact:



GRANT ROBERTSON

Senior Director

grant.robertson@g-s.co.uk

07900 265 516



CHARLES CLARK

Property Agent

charles.clark@g-s.co.uk

07423 693 461

IMPORTANT NOTICE

1. 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. Graham + Sibbald 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. Graham + Sibbald 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 client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.