



Salem Chapel, Salem Street, Dundee, DD1 1LE

- Attractive development opportunity
- 'C' Listed former church
- May suit variety of uses subject to planning
- Popular mixed-use area close to city centre
- Building extends to 2,167 sq.ft.
- Offers over £75,000 are invited





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 Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London Stansted. Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The subjects are located approximately 0.5 miles to the north of Dundee City Centre and more precisely lie on the north side of Salem Street, to the East of its junction with Constitution Road. The surrounding area is mixed-use, with on street car parking available close by. The property is accessed via a narrow lane from Constitution Road.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise a former church and hall premises of stone construction, underneath a pitched and tiled roof.

Internally the subjects provide a large former church with various smaller rooms to the rear, including WC facilities and kitchen area. The first floor accommodation provides a smaller hall and further WC facilities.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd edition and calculate the following Gross Internal Areas:

Area	SQ.M.	SQ.FT.
Ground	168.83	1,817
First	32.52	350
Total	201.35	2,167

DEVELOPMENT

The subjects may be suited to a variety of different uses, all subject to obtaining the relevant planning consents. Interested parties should make their own enquiries directly to the Dundee City Council Planning Department.

SALE TERMS

Offers over £75,000 are invited for the heritable interest of the subjects. All enquiries should be made directly to the sole selling agents Graham + Sibbald Chartered Surveyors.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £3,900. The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



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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.

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.
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6. Date of Publication: February 2020