

# FOR SALE

BUILDERS YARD – ALL ENQUIRIES

63 Albert Street, Dundee, DD4 6NZ



- Extends 0.061 acres
- Secure yard / site
- Good access to both Dundee City Centre and the Kingsway



## 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 on the east side of Albert Street, close to the town centre. The subjects are situated towards the upper end of Albert Street close to Morgan Academy.

## DESCRIPTION OF PROPERTY

The subjects comprise a yard accessed via a pend directly off Albert Street. The site sits behind the main tenement building. There is gated access to the yard itself which is current overgrown with vegetation. The rear and side elevations are created by a brick wall.

## RATEABLE VALUE

Undesignated.

## TERMS

The subject for sale. All enquiries to the sole selling agent.

## LEGAL COSTS + VAT

For the avoidance of doubt all figures quoted are exclusive of VAT

## EPC

Available on request



## Grant Robertson

Director

grant.robertson@g-s.co.uk

01382 200064



## IMPORTANT NOTICE

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