



TO LET, FOR SALE

East Port House, 67 King Street, Dundee, DD1 2JY

Development (Land & Buildings), Offices
21,600 sq ft

Hostel & Offices with Development Potential

- CLOSE TO DUNDEE WATERFRONT
- ADJACENT NEW 102 BED HOTEL INDIGO
- WITHIN DUNDEE CITY CENTRE
- CLOSE TO MAIN RETAILING CENTRE
- EXCELLENT DEVELOPMENT OPPORTUNITY
- ALL ENQUIRIES

Location

The premises are situated to the south side of King Street, a short distance east from its junction with East Marketgait, approximately half a mile north-east of Dundee city centre.

The subjects are in close proximity to the Dundee Waterfront area which is currently undergoing a multi-million pound redevelopment comprising commercial and residential use to reconnect the city with the River Tay to the south. The Victoria & Albert Museum will form the central attraction of the Waterfront area.

Description

The subjects comprise a two storey and attic former mill building of stone wall construction under a pitched and slated roof with dormer windows to the front.

We understand the premises were originally built in 1830, but later converted to offices in circa 1913. As such, it includes a number of ornate features both internally and externally including three arched entrances from King Street and stone parapets. The building is currently Category B Listed, as being of special architectural and historical merit.

Internally, the premises have been refurbished in recent years to provide modern office accommodation at ground floor level, and secure residential / hostel accommodation and first and attic floor level.

Accommodation

We have calculated the approximate gross internal floor area of the subjects, in accordance with the RICS Code of Measuring Practise (6th Edition), to be as follows:-

Description	Sq.m.	Sq.ft.
Ground floor office and 1st / 2nd floor hostel	2,006	21,600

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT which may be payable.

Legal Costs

Each party will be responsible for their own legal costs in connection with the above transaction with the tenant being responsible for any stamp duty and VAT liability incurred thereon in.

Viewing

Viewing strictly by appointment with the sole agents.

Business Rates

Rates Payable: £36,162

(based upon Rateable Value: £73,500 and UBR: 49.2p)

Any new occupier will have the right to appeal this rating assessment.

Rent

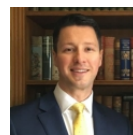
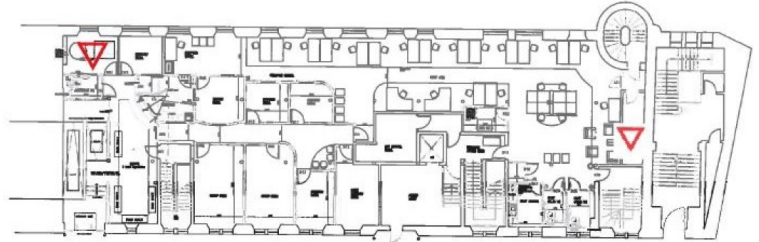
Offers Invited

Freehold Price

On Application

Energy Performance Rating

Available upon request.



Adam Hutcheson
01382 225517
07818 787874
adam@westportproperty.co.uk



Fergus McDonald
01382 225517
07900 474 406
fergus@westportproperty.co.uk

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