



**VIDEO  
TOUR**



## **CITY CENTRE DEVELOPMENT OPPORTUNITY**

- > PROMINENT LOCATION  
ADJACENT TO DC THOMSON  
HQ , ABERTAY UNIVERSITY AND  
DUNDEE HIGH SCHOOL.
- > SUBSTANTIAL PREMISES  
EXTENDING TO AROUND  
70,000 SQ.FT
- > SUITABLE FOR VARIETY OF USES  
SUBJECT TO PLANNING
- > OFFERS OVER £500,000



# **FOR SALE**

**MEADOWSIDE, DUNDEE, DD2 2AA**

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## LOCATION

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 City) 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 construction of the v & a museum will help establish Dundee as a major regional centre.

The subjects occupy a prominent central location on the corner of Meadowside, Euclid Crescent and Constitution Road opposite the Howff graveyard and directly adjacent to D C Thomson Headquarter Offices.

## DESCRIPTION

The subjects comprise a substantial corner terraced three storey basement and attic building which is Category 'B' Listed and dates from around 1898. There are later 20<sup>th</sup> century additions at Euclid Crescent.

The property had formerly operated as the General Post Office and more latterly as a nightclub.

The main walls are of stone construction with some brick sections and several ornate features whilst the roof over is pitched and clad in slate with additional flat sections.

Further description available here ; <http://portal.historicenvironment.scot/designation/LB25336>

## ACCOMMODATION

The gross internal floor area extends to approximately 6,500 sq. m. (70,000 sq. ft.)

Plans are available on request.

## RATEABLE VALUE

£0

## TERMS

Our client is inviting offers in excess of £500,000 for their heritable interest.





**EPC**

Awaiting further details.

**VAT**

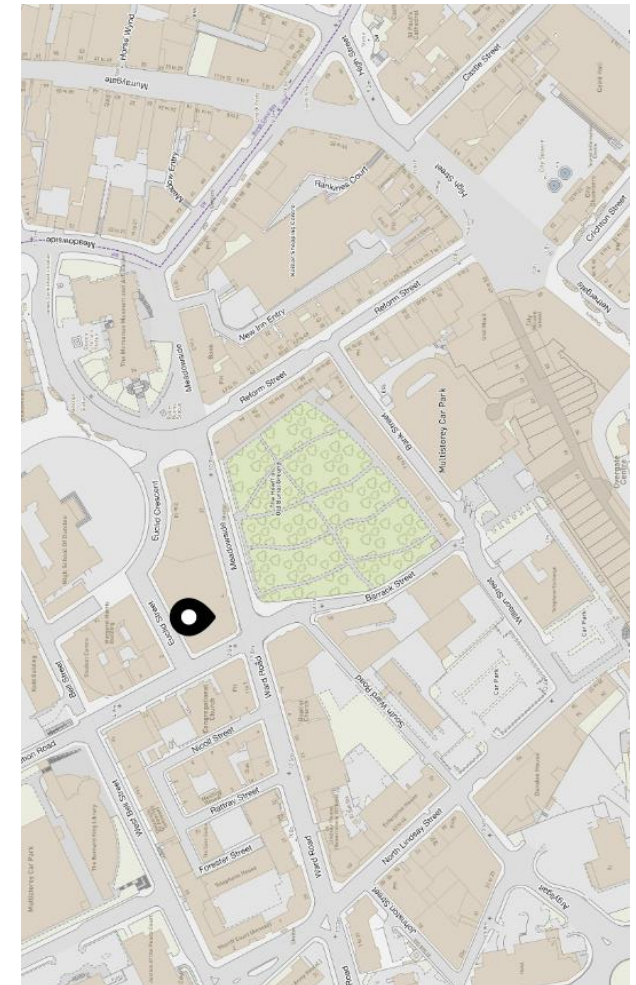
Prices quoted are exclusive of VAT.

**LEGAL COSTS**

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

**MONEY LAUNDERING**

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 and 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.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA 01382 878005  
Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

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