

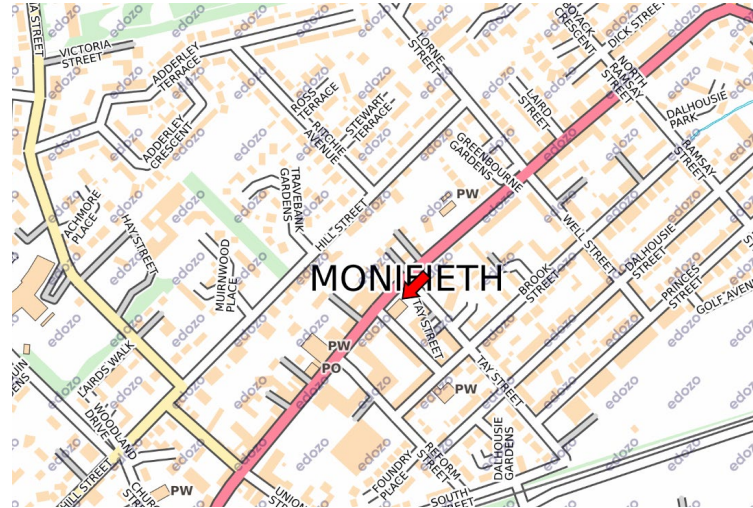
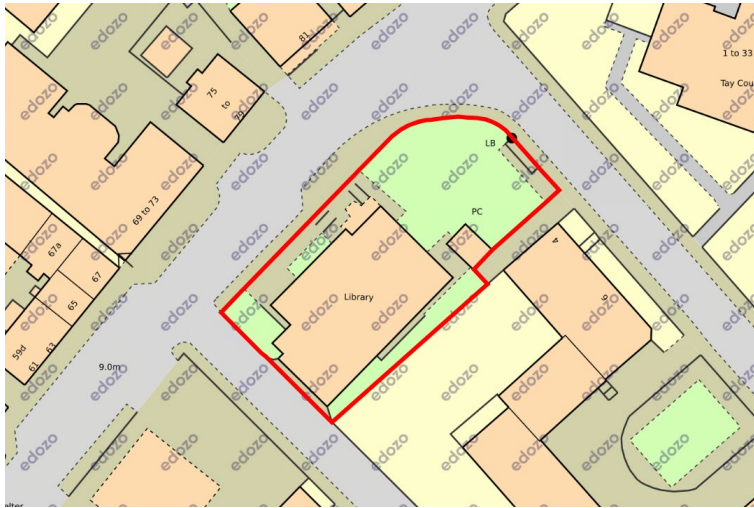
FOR SALE

COMMERCIAL / DEVELOPMENT OPPORTUNITY



Monifieth Library 48-50 High Street, Monifieth, DD5 4AE

- Located in Prominent Position
- Ample On Street Car Parking Closeby
- May Suit a Variety of Uses - subject to consents
- Extends to 555.51 sq.m. / 5,980 sq.ft.
- Grass Area (including former toilet block) currently leased until June 2025.



LOCATION

Monifieth is situated to the east of Dundee on the northern shore of the Tay estuary within the Local Authority district of Angus. Monifieth is a high quality residential suburb with a population of circa. 8,000. The settlement provides a wide range of commercial and community facilities, mainly located around High Street.

The subjects are located on a prominent corner site on the south side of High Street at the junction of Tay Street and Wellbank Place and close to Monifieth town centre.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise the current Monifieth Library, a prominent detached two storey building of concrete frame construction with brick block walls held beneath a part flat and part mono-pitched roof.

Internally, the subjects comprise substantial accommodation with the ground floor providing the main library with open plan space with a series of interconnecting rooms, lounges, male, female and DDA compliant toilets along with further staff welfare facilities.

The first floor comprises a series of individual rooms of varying sizes along with a gallery area overlooking the main library beneath.

The site also includes the area of garden ground to the east of the subjects, as shown on site plan. The site extends to 0.25 acres. We understand the Grass Area (including former toilet block) is currently leased until June 2025.

The subjects may suit a variety of uses subjects to necessary planning consents.

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:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	311.02	3,348
First	244.49	2,632
Total	555.51	5,980

RATEABLE VALUE

The subjects have a Net and Rateable Value of £31,900.

The unified business rate for the year 2024/2025 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available For Sale. Offers over £175,000 are invited for the heritable interest.

Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

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

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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.
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6. Date of Publication: June 2024