



Inchture Exchange, Moncur Road
Inchture, PH14 9RW

- Unique Purchase Opportunity
- Ground Floor Commercial Unit
- May suit a variety of Uses
- On street car parking nearby
- Extends to 28.71 sq.m. / 309 sq.ft.

LOCATION

Inchturie is situated to the south of the A90, 8 miles west of Dundee. 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.

More precisely, the subjects are located within the village of Inchturie on the south side of Moncur Road in close proximity to the A90 providing excellent accessibility to the village. Surrounding occupiers are a mix of residential and other amenities, including the parish church and school.

The approximate location is shown by the OS Plan.

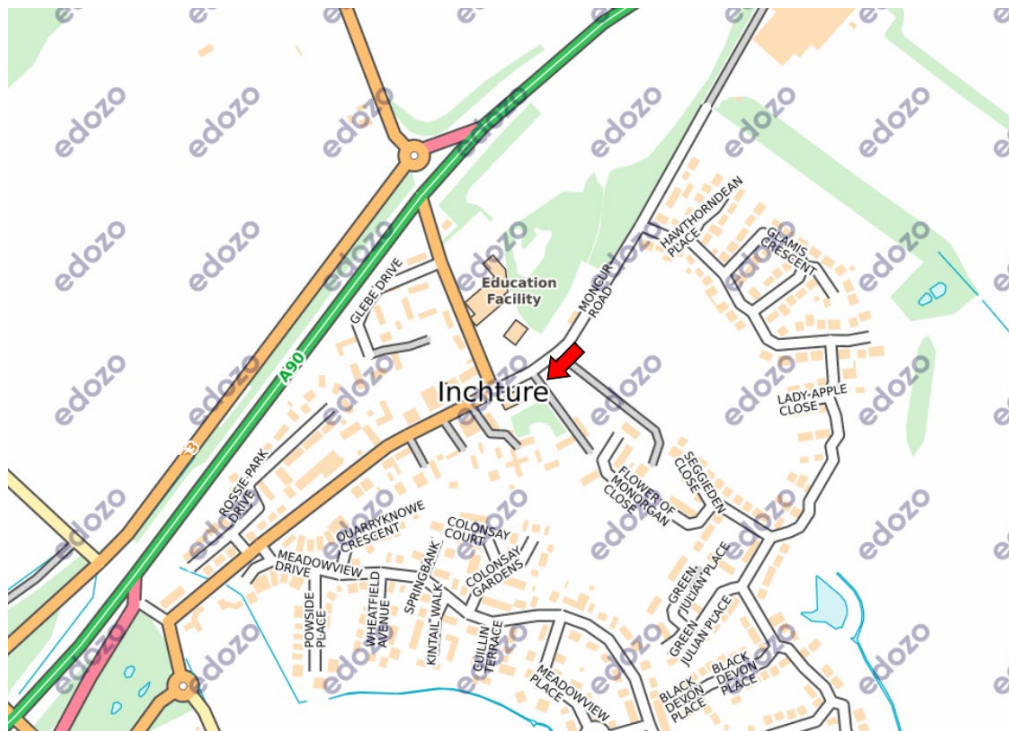
DESCRIPTION

The subjects comprise a unique standalone ground floor commercial unit along with standalone WC facilities that are DDA compliant. The subjects are of brick block and timber clad construction with a pitched slate roof. The subjects are externally finished to a high specification.

The subjects also benefit from a newly paved external seating area.

Internally, the subjects are newly refurbished and benefit from vinyl floors and walls of vinyl hygiene wipeable clad. The subjects are bright with modern lighting ready.

The subjects may suit a variety of uses subject to 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 Internal Floor Areas:

| Description | Size (SQ.M) | Size (SQ.FT) |
|--------------|--------------|--------------|
| Ground | 20.92 | 225 |
| WC | 7.78 | 84 |
| Total | 28.70 | 309 |

RATEABLE VALUE

The subjects will be required to be assessed for rates upon occupation.

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 with offers over £165,000 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:



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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.
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: April 2024