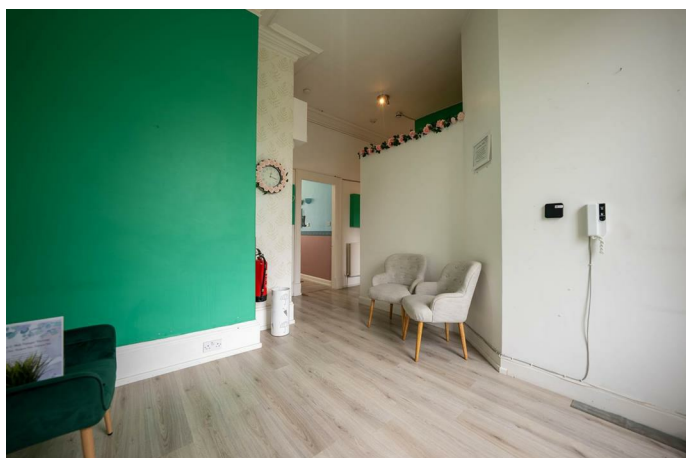
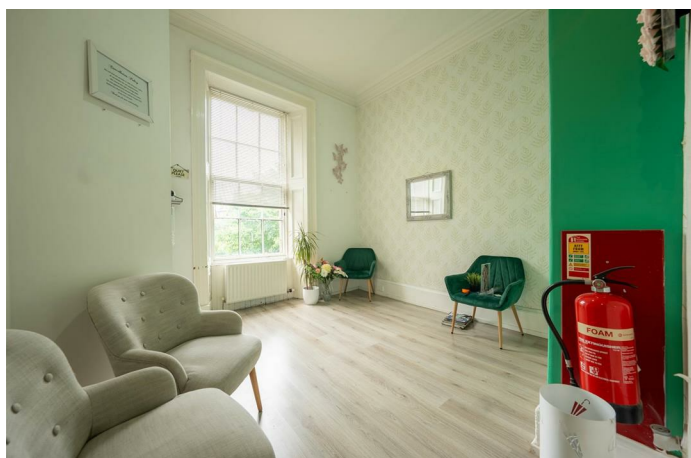


Simple Approach



Estate Agents



46 Reform Street, Dundee
DD1 1RT

Offers over £95,995

Simple Approach are delighted to welcome this unique commercial property on Reform Street, Dundee, to the market. Situated in a highly sought-after city centre location, this versatile property presents an excellent opportunity for business owners, investors, or those looking to explore residential conversion potential, subject to the appropriate consents.

Previously operating as a health clinic, the accommodation is well laid out and comprises a welcoming reception/waiting area, four spacious treatment rooms which could lend themselves to a variety of uses, a fitted kitchen, additional kitchen/storage space, and a WC. The flexible layout offers a fantastic blank canvas for a range of commercial ventures including healthcare, beauty, office space, or professional services.

For those seeking a residential investment, the property may also offer the opportunity to be converted back into a flat, creating a substantial city centre home or rental property, subject to any necessary planning permissions and approvals.

Located in the heart of Dundee, Reform Street enjoys excellent footfall and easy access to a wide range of local amenities, transport links, shops, restaurants, and leisure facilities. This is a rare opportunity to acquire a property with both immediate commercial appeal and exciting future potential.

Waiting Area

11'5" x 10'7" (3.50 x 3.23)

WC

10'7" x 3'8" (3.23 x 1.14)

Room One

7'5" x 10'11" (2.28 x 3.33)

Storage / Kitchen

9'7" x 5'0" (2.93 x 1.54)

Room Two

7'3" x 10'9" (2.23 x 3.30)

Room Three

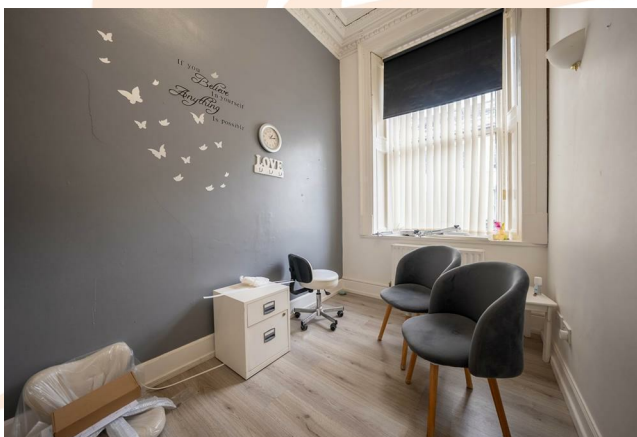
6'10" x 10'9" (2.10 x 3.3)

Room Four

7'10" x 10'2" (2.41 x 3.10)

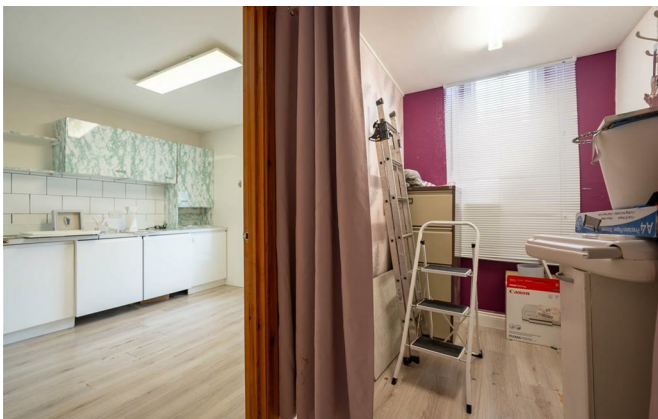
Kitchen

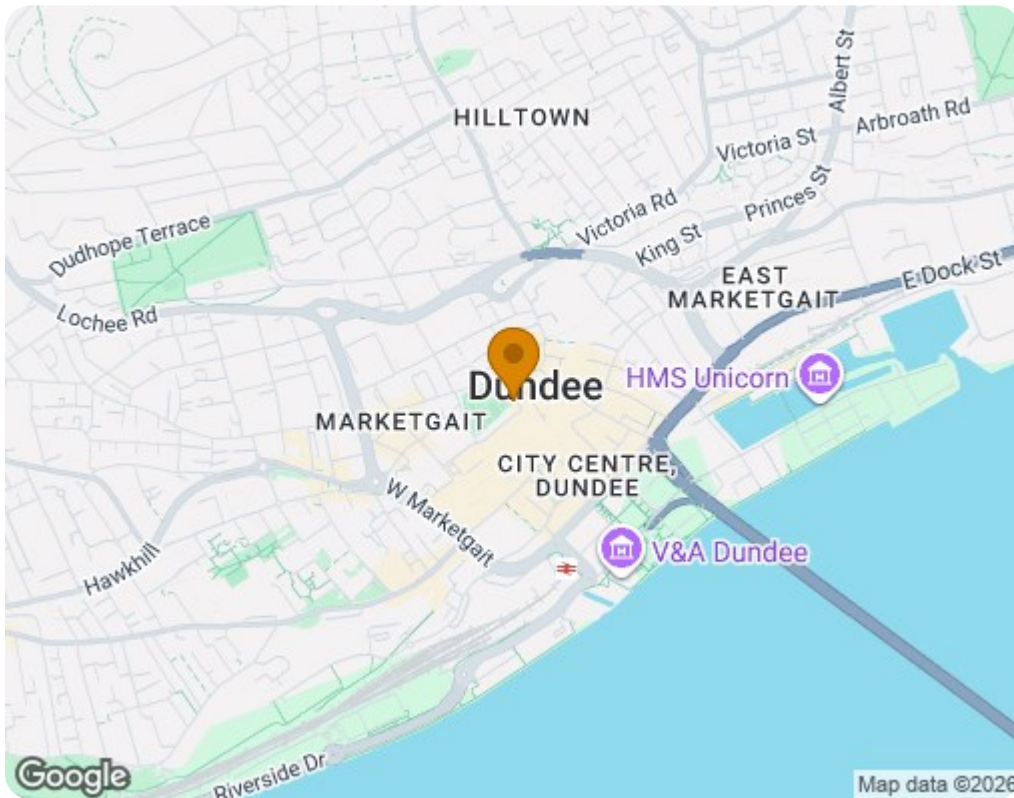
14'5" x 9'10" (4.40 x 3.02)






- Commercial property - No Home Report Available
- Prime city centre location on Reform Street, Dundee
- Reception/waiting room
- Four treatment rooms / potential bedrooms
- Kitchen plus additional storage kitchen area
- WC facility
- Suitable for a variety of commercial uses
- Potential for residential conversion (subject to consents)
- Excellent investment opportunity





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC 