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Our Ref: PT/LT/PAB

13 June 2025

Attention: Vincent Guz

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LOCK-UP GARAGE, 3 MANOR PLACE, BROUGHTY FERRY, DUNDEE, DD5 2BZ

We refer to your recent instructions for a revaluation of the above subjects, our subsequent inspection on 11 June 2025 and take pleasure in reporting the following.

Property

The subjects comprise a single storey lock-up garage.

Construction and Finishes

The main walls are of concrete block construction externally harled, the roof over is of pitched timber design laid in interlocking tiles and the floor is of concrete construction. Access is gained via an electric remote controlled roller shutter door as it benefits from a light and power supply.

Site

Vehicular access is gained to the garage via Long Lane, no access is available via Manor Place.

Floor Area

The total gross internal floor area amounts to 24 sq metres with the entrance door opening width 2.19m.

Planning Consents/Use

We have assumed that the subjects benefit from Class 6 planning consent in terms of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

Valuation

We are of the opinion that the current Market Value of the property with the benefit of vacant possession as at 11 June 2025 may be fairly stated in the sum of **£30,000 (THIRTY THOUSAND POUNDS)**.

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We trust this letter will be satisfactory for your present purposes.

Yours faithfully



J & E SHEPHERD
CHARTERED SURVEYORS