



Telephone
01382 349930

**ALLIED
SCOTLAND**
Chartered Surveyors

alliedsurveyorsscotland.com

TO LET

**SHOWROOM and STORE
60 UNION STREET, BROUGHTY FERRY
DUNDEE DD5 2AU**



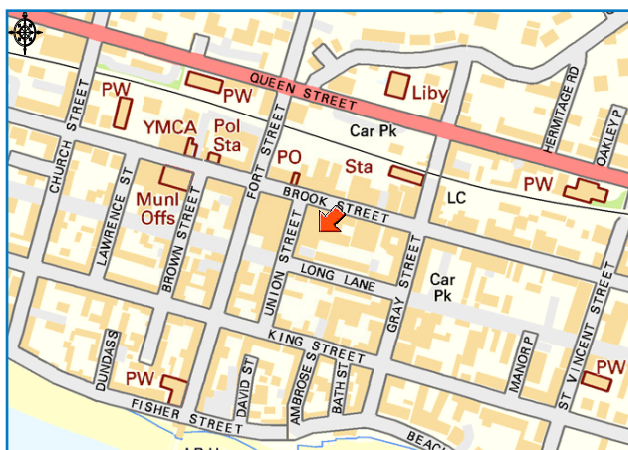
- **Showroom and Storage Premises**
- **Potential for alternative uses (subject to Planning Consent)**
- **Centrally located within Broughty Ferry**
- **Total Gross Internal Floor Area – approx. 123.80 sq m (1,333 sq ft)**
- **Rental Offers over £8,500 per annum (exclusive)**

LOCATION

The premises are located in central Broughty Ferry within Union Street, lying just off the main Brook Street commercial thoroughfare. Neighbouring occupiers include Gillies of Broughty Ferry and Selan Design.

The premises are located on the eastern side of Union Street, just to the south of its junction with Brook Street. Close by in the Brook Street thoroughfare occupiers include M & Co, Tesco, Café Nero and Costa.

LOCATION PLAN



DESCRIPTION

The subjects comprise Ground Floor Showroom and Storage space within a single storey building

The premises would suit a continuation of the existing use or possibly alternative uses subject to appropriate Planning Consent being obtained (any interested party should make their own enquiries in this regard).

ACCOMMODATION

The accommodation can be summarised as follows:-

Ground Floor	Entrance, Showroom/Storage Area, Office, Store Room and a Toilet.
--------------	-------------------------------------------------------------------

There is a gas fired radiator heating system installed.

FLOOR AREA

We calculate the subjects extend on a gross internal basis to approximately:- 123.80 sq m (1,333 sq ft).

RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £5,400.

Under the Small Business Bonus Scheme a tenant may qualify for full rates exemption but any interested parties should make their own enquiries in this regard.

TERMS

Our clients are seeking rental offers over **£8,500** per annum (exclusive) on normal commercial lease terms for a negotiable period.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with any transaction, with the tenant being responsible for LBTT, registration dues and VAT thereon.

VAT

All prices quoted are exclusive of VAT (if applicable).

FURTHER INFORMATION AND VIEWING

Strictly by appointment with Sole Agent.

Please contact:-

Roger Price
Allied Surveyors Scotland PLC
Unit 3, Delta House
Gemini Crescent
Dundee DD2 1SW
Tel: 01382 349930 Fax: 01382 349939
Website: alliedsurveyorsscotland.com
Email: roger.price@alliedsurveyorsscotland.com

ENERGY PERFORMANCE RATING

The property has a current Energy Performance Rating of G.

A copy of the Energy Performance Report can be made available to seriously interested parties on request.

DATE OF PUBLICATION

April 2016