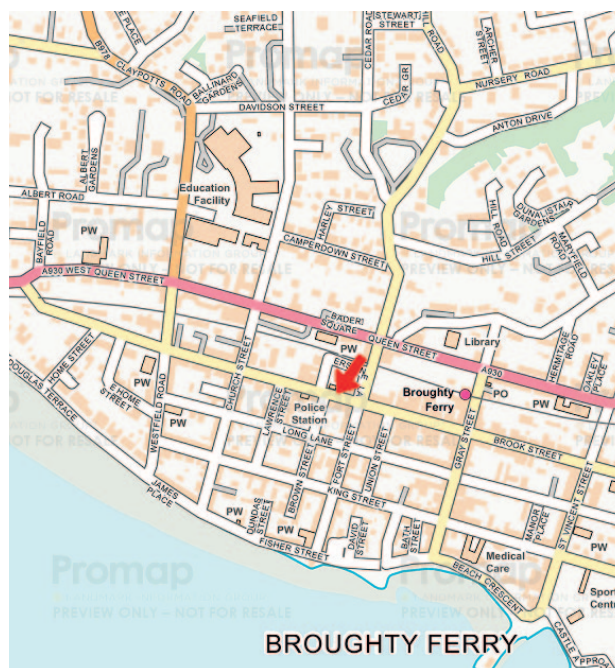




165-167 Brook Street, Broughty Ferry, Dundee, DD5 1DJ

- Office accommodation within heart of Broughty Ferry
- Private car park to rear — 8 spaces available
- Flexible lease terms available
- May qualify for 100% rates relief
- Rental offer over £15,000pa invited



LOCATION

Broughty Ferry is an affluent suburb of Dundee located approximately five miles east of the city centre. The resident population is in the region of 13,000 people. Broughty Ferry is a popular commuter location benefiting from a vibrant commercial centre at its heart, the main thoroughfares of which are Brook Street and Gray Street.

The subjects themselves are located on the north side of Brook Street close to its junction with Fort Street and within Broughty Ferry's prime shopping parade. Surrounding occupiers include Marks and Spencer, Gracies, Willows Coffee Shop, Tesco and Boots and many other national and local retailers.

The approximate location is shown by the OS Plan.

DESCRIPTION

The subjects comprise a 2 storey mid terraced office building of brick/block construction under a pitched and tiled roof.

The building has two means of access from the front elevation, leading to a reception/office area, private office, toilet and staff facilities.

On the first floor there is a large open plan office and male and female toilets. The accommodation is most suited to an office occupier however may suit a variety of commercial uses, subject to any relevant planning permissions.

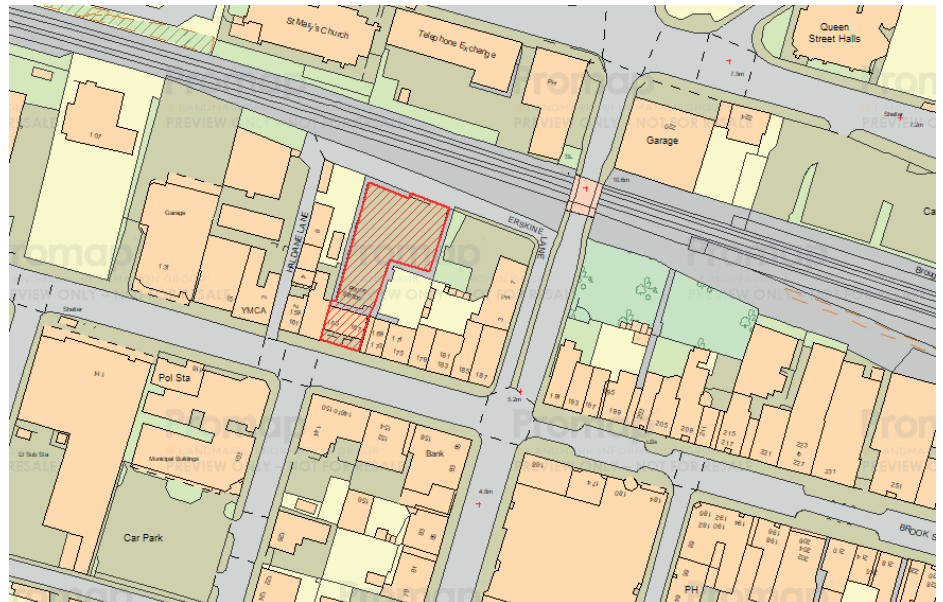
To the rear and access from Erskine Lane there is a private car park, with 8 allocated spaces available.

The subjects are available from August 2018.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the Net Internal Area of the subjects to be as follows:

Ground Floor — 48.28 sq. m. / 520 sq. ft.
First Floor — 56.20 sq. m. / 605 sq. ft.
TOTAL — 104.48 sq. m. / 1,125 sq. ft.



LEASE TERMS

The property is offered on a new Full Repairing and Insuring lease for a period to be agreed. All enquiries to the sole letting agents Graham + Sibbald.

Rental offers over £15,000pa are invited.

RATEABLE VALUE

The subjects are entered in the Valuation Role with a rateable value of £12,200.

The unified business rate for the year 2018/19 is 48p exclusive of water and sewerage rates.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective tenant should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

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

To arrange a viewing contact:



Grant Robertson

Associate

grant.robertson@g-s.co.uk
01382 200064



Garth Davison

Associate

garth.davison@g-s.co.uk
01382 200 064

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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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2018