

41-43 Gray Street



Retail/Commercial Accommodation



BROUGHTY FERRY DD5 2BJ

**TO
LET**

- ATTRACTIVE RETAIL/COMMERCIAL ACCOMMODATION
- EXCELLENT DISPLAY FRONTAGE
- POPULAR MIXED COMMERCIAL AREA
- AMPLE ON STREET CAR PARKING
- AFFLUENT DUNDEE SUBURB



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41-43 Gray Street BROUGHTY FERRY

LOCATION

Broughty Ferry is an affluent suburb of Dundee, located approximately 5 miles east of Dundee City Centre.

Broughty Ferry has a population in the region of 13,000 and is a popular commuter location with a vibrant commercial centre. The main traffic thoroughfares of Brook Street and Gray Street offer a range of shops, cafes, restaurants and the like.

More precisely, the subjects are located on the west side of Gray Street, close to its junction with King Street sitting within the heart of Broughty Ferry. Surrounding operators including a number of local and national traders, including the new Wetherspoons Public House.

The approximate location of these subjects is shown by the OS Plan to the side.

DESCRIPTION

The subjects comprise a substantial two storey and attic end terraced building of traditional stone construction. In addition to the main building, there is a single storey extension to the rear.

The property benefits from a double glazed display frontage, fronting onto Gray Street and access via a recessed pedestrian entrance door.

Internally accommodation is laid out over, ground first and attic floors and may suit a variety of commercial uses, subject to the appropriate local authority and planning consents.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition) and calculate the following Gross Internal Areas:

FLOOR	Sq m	Sq ft
Ground (Retail)	174.4	1877
First (Retail/Storage/Staff)	147.2	1584
Attic (Office /Storage)	48.7	525

LEASE TERMS

The subjects are available To Let on Full Repairing and Insuring terms at offers over £55,000 per annum.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £25,900

The Uniform Rate for the financial year 2014/15 is 47.1p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

We understand the subjects are not VAT elected however interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.

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Grant Robertson – 01382 30 50 02
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TO LET Retail/Commercial Accommodation



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IMPORTANT NOTICE

Please read carefully

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.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.