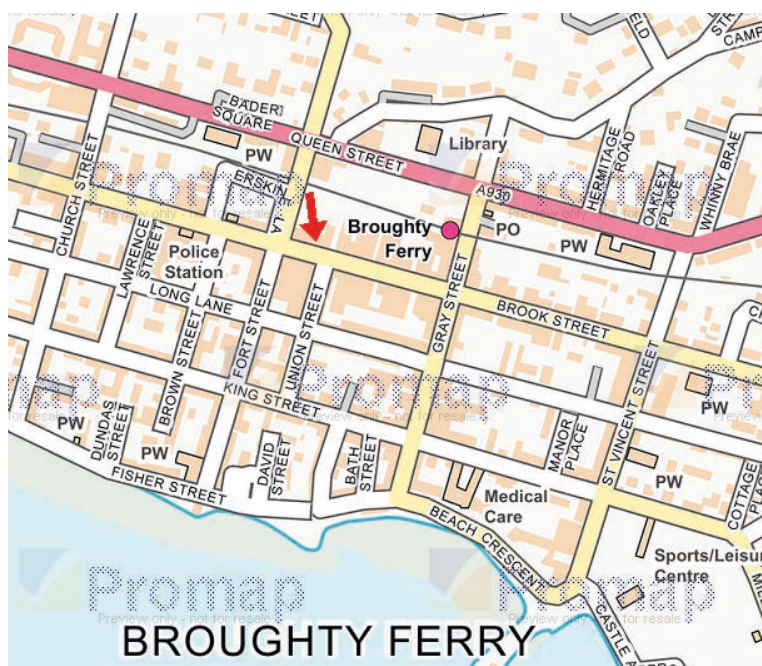




203 Brook Street, Broughty Ferry, Dundee, DD5 2AJ

- Extends to 94.52 sq.m./1,018 sq.ft.
- Attractive retail unit.
- Popular mixed commercial area.
- Ample on street car parking.



LOCATION

Broughty Ferry is an affluent suburb of Dundee, located approximately 5 miles east of the city of Dundee.

Broughty Ferry has a resident population in the region of 13,000 and is a popular commuter location, benefitting from a vibrant commercial centre at its heart.

More precisely, the property lies on the south side of Brook Street. Brook Street is the main shopping street within the town. Surrounding occupiers include a mixture of local and national traders to include; Caffè Nero, Timpsons, Subway etc.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit benefitting from frontage onto Brook Street. The property is contained within a one-storey traditional stone and slate tenement building.

Internally the subjects provide open plan retail accommodation with rear staff facilities and WC. The basement is accessed via the rear staff area and provides further storage. The premises may suit a variety of uses, subject to consents.

AREAS

In accordance with the RICS Code of Measuring Practice (2nd Edition) we have calculated the Net Internal Area to be as follows:-

Floor	Sq.M	Sq.Ft
Ground	57.45	618
Basement	37.07	400
Total	94.52	1,018

RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £13,900.



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

Any ingoing tenant should qualify for 100% rates relief however should satisfy themselves in this regard.

LEASE TERMS

The subjects are available on standard commercial terms for a negotiable period.

Rental offers in the region of £20,000 per annum are invited.

EPC

Available from the Sole Letting Agents.

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 Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing contact:



Euan Roger
Graduate Surveyor
euan.Roger@g-s.co.uk
01382 200 064



Grant Robertson
Associate
grant.robertson@g-s.co.uk
01382 200064

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: January 2019