



96-98 Broughty Ferry Road
Dundee, DD4 6JS

- Ground Floor + Basement Retail Unit
- Large Double Display Frontage
- Ample On Street Car Parking
- Extends to 120.06 sq.m. / 1,292 sq.ft.
- May Qualify for 100% Rates Relief
- May Suit a Variety of Uses — subject to consents

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce. Retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The subjects themselves are located on the North side of Broughty Ferry Road on the corner with South Baffin Street and diagonally opposite the junction with Market Street, approximately 1 mile east of Dundee City Centre. The subjects are located within a mixed commercial and residential location. On street car parking is available.

The approximate location is shown by the OS Plan.

DESCRIPTION

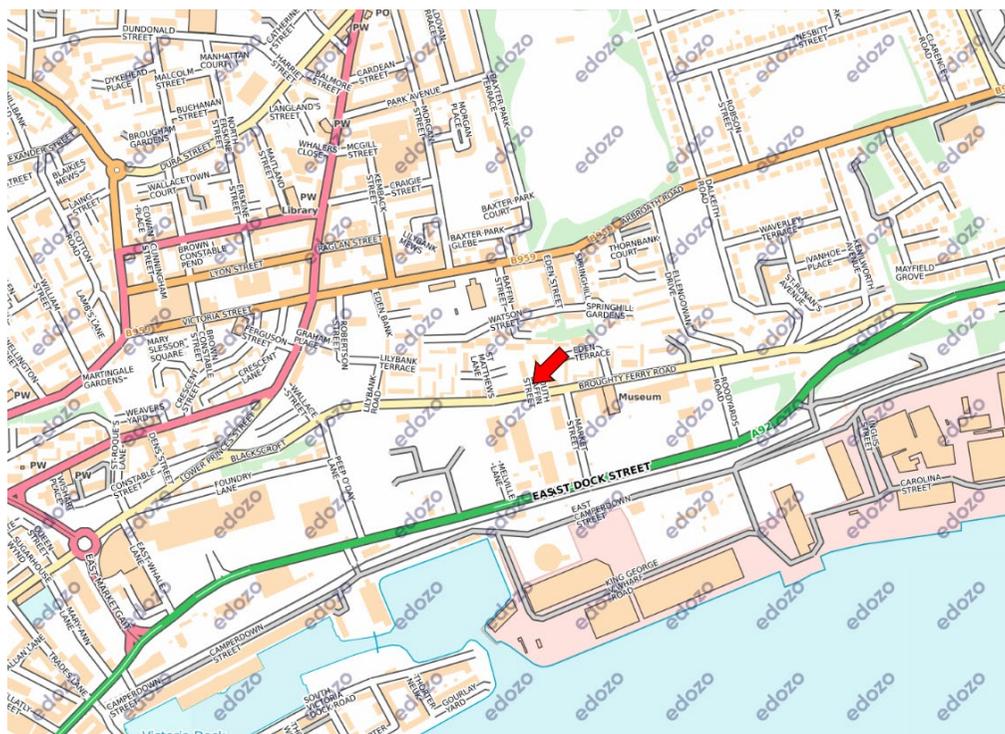
The subjects comprise a ground and basement retail unit set within a traditional end terraced stone and slate tenement building.

Access is on the corner via a secure timber pedestrian entrance door and a recessed glass door. The subjects benefit from a large display frontage.

Internally, the subjects benefit from a well sized front retail area with a kitchen and storage to the rear. A WC is situated on a mezzanine upper level. The subjects benefit from a substantial basement suitable for storage.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Areas:



Floor	Size (SQ.M)	Size (SQ.FT)
Ground	61.70	664
Basement	58.36	628
Total	120.06	1,292

RATEABLE VALUE

The subjects have a Net and Rateable Value of £7,000.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves on this matter.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.

PRICE

The subjects are available To Let. Offers of £8,500 per annum are invited. Further information is available from the Sole Letting Agents.

VIEWING

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

To arrange a viewing please contact:



Grant Robertson
Director
01382 200064
Grant.Robertson@g-s.co.uk



Charles Clark
Graduate Surveyor
01382 200064
Charles.Clark@g-s.co.uk

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.
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6. Date of Publication: March 2023