



Millar House (Attic Floor), 41A Gray Street, Broughty Ferry, Dundee, DD5 2BJ

MODERN OFFICE SUITES

Tenure	To Let
Available Size	248 sq ft / 23.04 sq m
Rent	£620 per month ex VAT
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- PROMINENT POSITION
- FINISHED TO AN EXCELLENT STANDARD
- LOCATED IN POPULAR & AFFLUENT AREA
- CONVENIENT FOR LOCAL AMENITIES
- RENT INCLUSIVE OF SERVICES, ELECTRICITY & HEATING
- QUALIFYING OCCUPIERS MAY BENEFIT FROM 100% RATES RELIEF

Description

The subjects comprise an attic floor office suite contained within an attractive two storey stone building under a pitched and slated roof.

The upper floors of the building have been upgraded to provide a number of cellular offices and shared facilities in the communal area such as kitchen and toilets. It has been finished to excellent standard providing quality modern office accommodation whilst retaining attractive original features of the period building.

The premises benefit from fully carpeted flooring, electric panel heating, a door entry system, and LED strip lighting supplementing excellent natural light provided by double glazed windows.

Location

The property is located in central Broughty Ferry on the west side of Gray Street, a popular and well established retailing pitch, located to the south of its junction with Brook Street.

Brook Street is the main retail street with occupiers including Tesco Express, Pret-a-Manger, Holland & Barrett, Superdrug, Boots, Semi-Chem, Costa Coffee, Caffé Nero, Greggs and Gillies of Broughty Ferry, as well as a good range of other local and national retailers.

Broughty Ferry is a popular suburb of Dundee, located on the north bank of the Tay Estuary approximately 4 miles east of Dundee city centre. It has a population of approximately 17,500 and is one of the most affluent and sought after areas of the city.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:-

Suite 2 - 23.01 sq m (248 sq ft)

Terms

The premises are available by way of a new internal repairing lease, with services included in the rent such as electricity, heating and general maintenance.

Suite 2 - £7,440 per annum

VAT

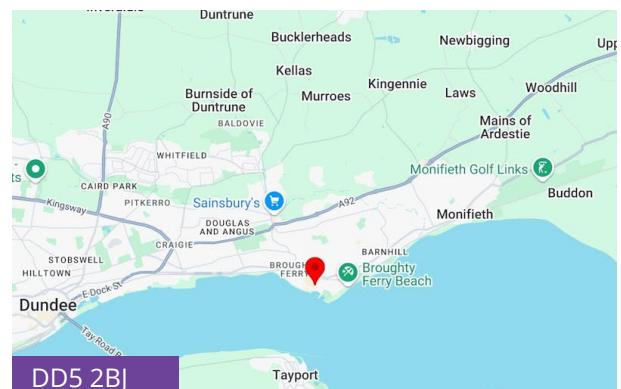
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Rateable Value

The premises is currently entered in the Valuation Roll with the following Rateable Value:-

Attic Floor (Suites 1 & 2 combined) - £2,118. The suites would need to be separately assessed for rating purposes.

Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.



Viewing & Further Information



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Viewing

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