





## Details

### **Hairdressing Salon + Treatment Rooms**

Hairdressing Salon + Treatment Rooms

Broughty Ferry

Dundee

DD5 1ET

Broughty Ferry

32 sq.m (344 sq.ft)

## Agent(s)

### **Wild Dog Leasing Ltd.**

12 Lawrence Street

Broughty Ferry

Dundee

DD5 1ET

Phone: 07966199416

New

kenneth.lees@gmail.com

### **Wild Dog Leasing Ltd.**

12 Lawrence Street

Broughty Ferry

Dundee

DD5 1ET

Phone: 07966199416

kenneth.lees@gmail.com

### **Location**

Broughty Ferry lies four miles east of Dundee City Centre along the riverfront. The town offers individual boutiques, art and craft shops, fine eateries, coffee shops and bars, set out in the spacious streets with an award winning beach.

### **Description**

- Commercial property in excellent order, recently used as a Ladies Hairdressers and Beauty Salon. Variety of other potential uses possible.

### **Accommodation**

The subjects comprise a first floor suite of rooms, contained within a two-storey building under a pitched and slated roof. Internally, the subjects are arranged to provide a main room currently fitted out as a hairdresser salon and two smaller treatment rooms, additional storage and WC facilities. The subjects benefit from a gas central heating system, double glazed windows and lighting.

### **Other Info**

Includes gas and electricity, but not water, which is approx. £45/month paid direct to the Scottish Water Board.

### **Terms**

Lease Details - The premises are available by way of a new IRR (Internal Repairing Lease), with services included in the rent such as electricity, heating and general maintenance. Rent is £240 per week (includes VAT). The Lease shall commence on ("the Date of Entry") and shall continue for ("One year") and unless terminated by either party as at that date, shall thereafter continue on a month to month basis until terminated by either party giving to the other party not less than three months prior written notice to that effect ("the Date of Expiry").

### **Rates**

Rateable Value - £3,500

### **Last Updated**

The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.