



253 Brook Street  
Broughty Ferry  
Dundee, DD5 2AH

- Attractive and Well Presented Retail Unit
- Located within Affluent Dundee Suburb
- Excellent Frontage
- Local and National Neighbouring Operators
- Ample On Street Car Parking
- Extends to 64.20 sq.m. / 691 sq.ft.





To arrange a viewing please contact:



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## 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 north 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; Greggs, Costa Coffee, Boots, Tesco and Forgan's Restaurant.

On street car parking is available close by.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise an attractive and well-presented ground floor retail unit set

within a single storey mid terraced building of brick block construction. Access is taken by way a glazed pedestrian entrance door directly from Brook Street, leading to a bright sales area with a kitchenette and WC facilities to the rear. The subjects benefit from a large double display glazed frontage with metal security shutters.

## 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:

Description	Size (SQ.M)	Size (SQ.FT)
Retail	64.20	691

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £18,800.

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

## 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. Rental offers in the region of £24,000 are invited on standard commercial terms for a term to be agreed. Further information is available from the Sole Letting Agents.

## VIEWING + OFFICE ADDRESS

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

## 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