



68 Gray Street, Broughty Ferry, Dundee, DD5 2BP

RETAIL UNIT IN POPULAR & SOUGHT AFTER AREA

Tenure	To Let
Available Size	700 sq ft / 65.03 sq m
Rates Payable	£6,573.60 per annum <small>Qualifying occupiers may benefit from 25% rates relief under the Small Business Bonus Scheme.</small>
Rateable Value	£13,200
EPC Rating	Upon Enquiry

### Key Points

- ATTRACTIVE RETAIL UNIT
- HIGH LEVELS OF FOOTFALL
- 25% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EXCELLENT MODERN FIT-OUT
- POPULAR & AFFLUENT AREA
- AMPLE ON STREET CAR PARKING
- IMMEDIATE ENTRY

## Description

The subjects comprise a ground floor retail premises within a traditional two storey stone building under a pitched and slated roof.

Internally, the premises are arranged to provide a well proportioned front shop area, with changing room, display area, kitchen and WC to the rear. The premises benefit from three large single glazed windows and glazed doorway fronting on to Gray Street, a wood effect vinyl finish to the floor, plasterboard lined walls and ceilings with inset spotlighting. The shop is fitted to an excellent standard and are ready for immediate occupation.

## Location

The property is located in central Broughty Ferry on the east 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, 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:

Ground Floor - 65.12 sq m (700 sq ft)

## Terms

The premises is available on Full Repairing and Insuring Terms at a rental to be negotiated.

## VAT

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

## Business Rates

The premises are currently entered in the Valuation Roll with a Rateable Value as follows:-

Shop - £13,200

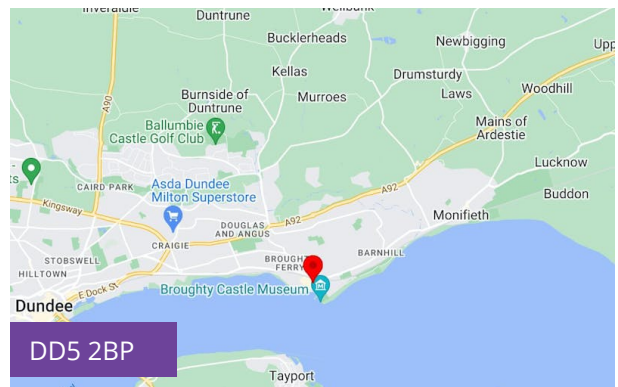
Qualifying occupiers may benefit from 25% rates relief under the Small Business Bonus Scheme.

## Energy Performance Certificate

Available on request from the marketing agents.

## Viewing

Strictly by appointment by the sole agents.



## Viewing & Further Information



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