



280 Brook Street, Broughty Ferry, Dundee, DD5 2AN

ATTRACTIVE RETAIL UNIT IN POPULAR & SOUGHT AFTER AREA

Tenure	To Let
Available Size	697 sq ft / 64.75 sq m
Rent	£18,000 per annum ex VAT
Rates Payable	£9,321.07 per annum
Rateable Value	£18,717
EPC Rating	Upon enquiry

### Key Points

- POPULAR & AFFLUENT AREA
- PROMINENT POSITION
- AMPLE ON STREET CAR PARKING
- HIGH LEVELS OF FOOTFALL
- EXCELLENT FRONTAGE

## Description

The subjects comprise a well proportioned ground floor retail unit contained within an attractive two-storey tenement building of traditional stone construction under a pitched and slated roof.

Internally the subjects are arranged to provide open plan retail space with additional storage, staff and WC facilities to the rear.

The subjects benefit from excellent frontage onto Brook Street with 4 no. large single glazed display windows which provide ample natural light, a glazed entrance door, 3 phase power supply, suspended grid ceiling with a mixture of inset fluorescent strip / ceiling mounted spotlights, and tiled walls and flooring in the main.

## Location

Broughty Ferry is a popular suburb of Dundee, located 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 of Dundee.

The property is located on the south side of Brook Street, in the prime retail location in Broughty Ferry. Brook Street is the main retail street with neighbouring 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.

## Accommodation

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

Ground Floor - 64.79 sq m (697 sq ft)

## Terms

The premises are available on a full repairing and insuring basis at a rental of £18,000 per annum. Further details are available from the marketing agents.

## VAT

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

## Energy Performance Certificate

Further information is available from the marketing agents.

## Business Rates

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

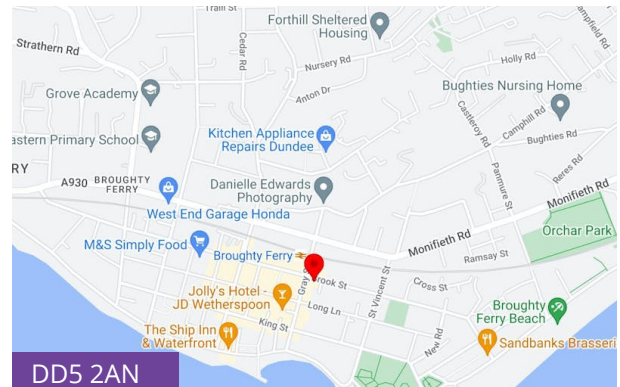
Shop - £18,700

## Entry

Entry is available on conclusion of missives.

## Viewing

Strictly by appointment by the sole agents.



## Viewing & Further Information



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