



Room 1 Brook House, 86 Brook Street, Broughty Ferry, DD5 1DQ
GROUND FLOOR MODERN SERVICED OFFICE (116 SQ FT)

Tenure	To Let
Rent	£5,000 per annum No VAT
Rates Payable	£1,120.50 per annum
Rateable Value	£2,250
EPC Rating	Upon enquiry

Key Points

- Prominent position fronting Brook Street
- Convenient for local amenities
- Range of suite sizes available
- Qualifying occupiers will benefit from 100% Rates Relief
- Located in popular and affluent area
- 1 Secure car parking space
- Finished to an excellent standard
- Rents inclusive of services, electricity and heating

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Description

The subjects comprise a ground floor suite in an impressive detached villa of stone wall construction providing office accommodation over 3 floor levels. The office was extensively upgraded throughout in 2006 to provide the current facility which provides a number of cellular offices and shared facilities in the communal area such as kitchen and toilets. It has been finished to excellent standards providing quality modern office accommodation whilst retaining attractive original features of the period building.

The premises benefits from gas central heating, extensive spacious well-appointed kitchen and WC facilities, and one private secure parking accessed via automated gates.

Location

Broughty Ferry is a popular and affluent suburb of Dundee, located approximately 4 miles east of Dundee city centre. It has a resident population of approximately 21,200 persons and is one of the most affluent and sought after areas of the city of Dundee. The property is located adjacent to the District Centre of Broughty Ferry and therefore very convenient for local amenities.

More precisely, the property is located on the south side of Brook Street, the main thoroughfare and commercial location within Broughty Ferry with neighbouring occupiers including M&S Food Hall, Tesco Express, Holland & Barrett, Superdrug, Boots, Semi-Chem, Costa Coffee, Caffé Nero and Gillies of Broughty Ferry, as well as a good range of other local and national retailers.

Available Accommodation

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

Further information on rental is available from the marketing agents.

Services

Services include maintenance and cleaning of common areas, window cleaning, winter maintenance, heating, electricity and building insurance.

VAT

No VAT.

Legal Costs

The in-going Tenant will be responsible for the Landlord's legal and professional costs.

Energy Performance Certificate (EPC)

Further details are available from the sole marketing agents, Westport Property.

Rateable Value

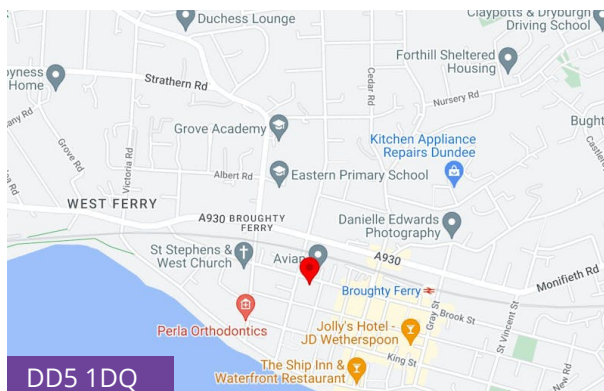
The premises is currently entered in the Valuation Roll with the following Rateable Values:-

Suite 1 - £2,250

Occupiers may qualify for 100% exemption from the business rates in terms of the Small Business Bonus Scheme.

Viewing

Please contact Westport Property on 01382 225 517.



Viewing & Further Information



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