WESTPORT PROPERTY
CHARTERED SURVEYORS

Retail
TO LET



100 Gray Street, Broughty Ferry, Dundee, DD5 2DN

RETAIL UNIT IN POPULAR & SOUGHT AFTER AREA

Tenure	To Let
Available Size	901 sq ft / 83.71 sq m
Rent	£16,500 per sq ft No VAT applicable
Rates Payable	£6,772.80 per annum
Rateable Value	£13,600
EPC Rating	Upon enquiry

Key Points

- ATTRACTIVE RETAIL UNIT
- HIGH LEVELS OF FOOTFALL
- 60% RATES RELIEF FOR QUALIFYING OCCUPIERS
- EXCELLENT MODERN FIT-OUT
- POPULAR & AFFLUENT AREA
- AMPLE ON STREET CAR PARKING
- IMMEDIATE ENTRY

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

Internally, the premises are arranged at ground floor to provide a well proportioned front shop / display area with WC to the rear, with additional storage and kitchen facilities at basement level. The premises benefit from two large single glazed windows and glazed recessed doorway fronting on to Gray Street, plasterboard lined walls and ceilings with suspended 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 north 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.

Terms
The premises is available on Full Repairing and Insuring Terms at a starting rental of £16,500 per annum.

Accommodation
We have measured the premises in accordance with the RICS Code of Measuring Practice to be as follows:

Ground Floor - 45.20 sq m (487 sq ft)
Basement - 38.57 sq m (415 sq ft)

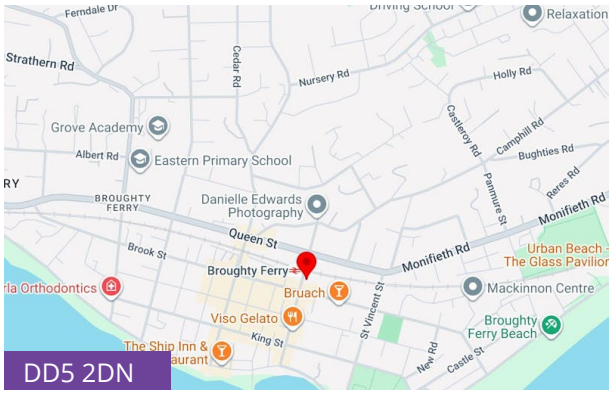
VAT
No VAT applicable

Energy Performace Certificate
Available on request from the marketing agents.

Viewing
Strictly by appointment by the sole agents.







Viewing & Further Information



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