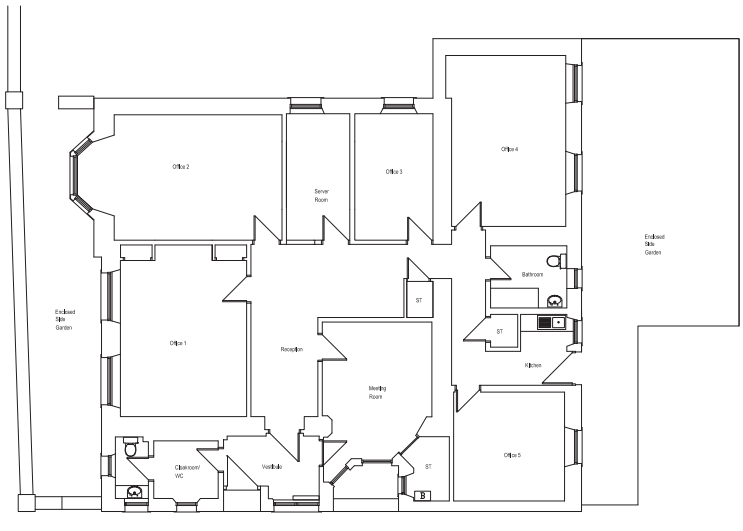
Office **TO LET**



15 Camperdown Street, Broughty Ferry, Dundee DD5 3AA

GROUND FLOOR OF FORMER MANSION HOUSE

Tenure	To Let
Available Size	approximately 200 sq m
Rent	£21,000.00 per annum
Rateable Value	£14,500



FLOOR PLAN

15 Camperdown Street, Broughty Ferry, Dundee DD5 3AA

DESCRIPTION
The subjects comprise the ground floor of a detached 2 storey and attic building with single storey projections to the front and side elevations.

The upper floors comprise 2 privately owned residential flats.

The office area for let is located on the ground floor.

The property is accessed from Camperdown Street into an entrance vestibule and reception with 7 private offices located off. The property is also served with storage, toilet/bathroom, kitchen facilities and a full gas central heating system.

Externally there is a courtyard accessed directly from both Camperdown Street and a rear doorway from the property. Within part of this area is a garage and 2 timber sheds all of which are not to be included within the lease.

LOCATION
The subjects are located on a prominent position cornering Camperdown Street and Seafield Road in Broughty Ferry.

Surrounding occupiers are residential and the Grove Academy and Eastern Primary School.

The property is situated a short walking distance from the main shopping thoroughfare.

The location is as identified on the map.

TERMS OF LEASE
The premises are available by way of a new full repairing and insuring lease at a rental of £21,000 per annum.

ACCOMMODATION
The total approximate gross floor area of the property is 200 sq m.

BUSINESS RATES
The premises are currently entered in the Valuation Roll as Offices with a Rateable Value of £14,500.00.

Qualifying occupiers may benefit from rates relief under the Small Business Bonus Scheme,

VAT
No VAT applicable.

ENERGY PERFORMANCE CERTIFICATE
Can be made available on request.

ENTRY
The premises can be made available for early occupation.

VIEWING
The property owner will be pleased to arrange viewing upon request. Please contact Ken Duncan on 07941 238 965 to discuss and confirm time and date for viewings.









