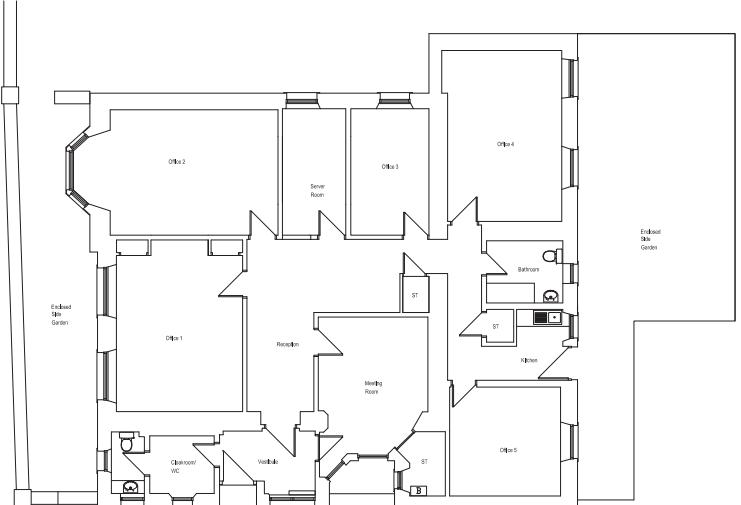


# Office **TO LET**



**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.

