WESTPORT PROPERTY
CHARTERED SURVEYORS

Retail
TO LET



295 Brook Street, Broughty Ferry, Dundee, DD5 2DS

Rare Opportunity - Prime Broughty Ferry Retail Premises

Tenure	To Let
Available Size	542 sq ft / 50.35 sq m
Rent	£17,500 per annum ex VAT
Rates Payable	£5,435.30 per annum Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£11,300
EPC Rating	Upon enquiry

Key Points

- POPULAR & AFFLUENT AREA
- AMPLE ON STREET CAR PARKING
- EXCELLENT FRONTAGE
- PROMINENT POSITION
- HIGH LEVEL OF FOOTFALL
- 100% RATES RELIEF TO QUALIFYING OCCUPIERS

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Description
The subjects comprise a well proportioned ground floor retail unit contained within an attractive single-storey building of traditional stone construction under a mono-pitched and sheet roof.

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

The subjects benefit from excellent frontage onto Brook Street with large single glazed display windows which provide ample natural light.

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 north 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.

Terms
The premises are available on a full repairing and insuring basis at a rental of £17,500 +VAT per annum. Further details are available from the marketing agents.

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

Ground Floor - 50.35 sq m (542 sq ft)

VAT
All prices, premiums and rents are quoted exclusive of VAT, which will be chargeable.

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

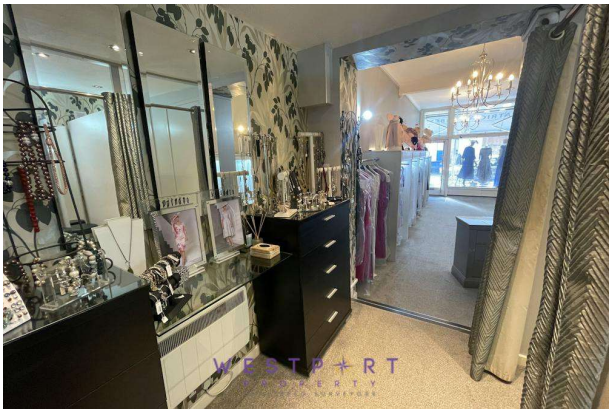
Shop - £11,300

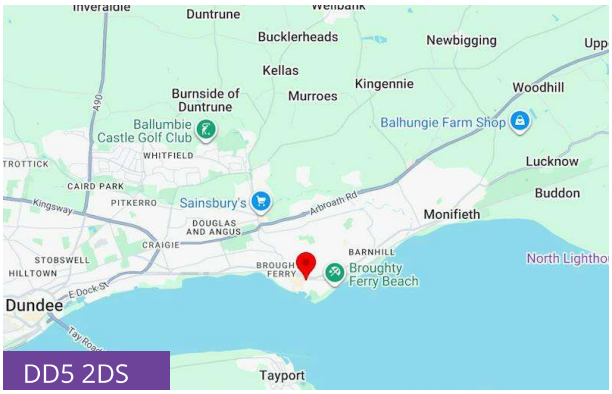
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Energy Performance Certificate
Available on request

Viewing
Strictly by appointment by the sole agents.







Viewing & Further Information



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