



55 Gray Street  
Broughty Ferry  
Dundee, DD5 2BJ

- Attractive Well Presented Retail Unit
- Located within Affluent Dundee Suburb
- Excellent Frontage

- Mixed Commercial Area
- Ample On Street Car Parking
- Extends to 82.66 sq.m. / 890 sq.ft.



### LOCATION

Broughty Ferry is an affluent suburb of Dundee, located approximately 5 miles east of the city of Dundee. Broughty Ferry has a resident population in the region of 13,000 and is a popular commuter location, benefitting from a vibrant commercial centre at its heart.

More precisely, the property lies on the west side of Gray Street. Gray Street is a popular retail location with a high pedestrian footfall and acts as a main traffic thoroughfare. The surrounding tenants are mixed commercial in their nature. There is ample on street parking directly outside the subjects.

The approximate location is shown by the OS Plan.

### DESCRIPTION

The subjects comprise a ground floor and basement retail unit contained within a mid-terraced traditional stone and slate building. The property benefits from a bright sales areas with 2 display windows directly onto Gray Street.

Internally the property is regular in its configuration and is laid out over ground and basement floor levels.

The subjects may suit a variety of commercial uses.

### ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Areas:

| DESCRIPTION | SIZE (SQ.M) | SIZE (SQ.FT) |
|-------------|-------------|--------------|
| Ground      | 47.42       | 510          |
| Basement    | 35.24       | 380          |
| Total       | 82.66       | 890          |

### RATEABLE VALUE

The subjects have a Net and Rateable Value of £12,300.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

### LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

### EPC

Available on request.

### PRICE

The subjects are available To Let. Rental offers in the region of £16,000 are invited on standard commercial terms for a term to be agreed. Further information is available from the Sole Letting Agents.

### VIEWING + OFFICE ADDRESS

Viewing is through the Sole Letting Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



**Garth Davison**  
Director  
garth.davison@g-s.co.uk  
01382 200 064



**Charles Clark**  
Graduate Surveyor  
01382 200064  
Charles.Clark@g-s.co.uk

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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