



134 Broughty Ferry Road
Dundee
DD4 6JL

- Ground Floor Retail Unit
- Glazed Return Frontage
- Ample On Street Parking

- May Qualify for 100% Rates Relief
- Extends to 25.13 sq.m (270 sq.ft.)



To arrange a viewing please contact:



Grant Robertson
 Director
 07900 265516
 Grant.Robertson@g-s.co.uk



Charles Clark
 Commercial Property Agent
 01382 200064
 Charles.Clark@g-s.co.uk

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

The subjects themselves are located on the north side of Broughty Ferry Road, a busy residential area to the north east of Dundee city centre.

The approximate location is shown by the OS Plan.

PROPERTY

The subjects comprise the ground floor and basement of a mid-terraced 4 storey corner building of traditional stone construction. Internally, the accommodation provides an open plan retail area and WC.

The property may suit a variety of commercial uses, subject to the appropriate consents.

ACCOMMODATION

We have measured the site 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 Internal Area:

Unit	Sq.m.	Sq.ft
Ground Floor	25.13	270

RATEABLE VALUE

The subjects have a Net and Rateable Value of £4,050

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

Occupiers may qualify for 100% rates relief, however should satisfy themselves on this matter.

TERMS

The subjects are available to let. Offers of £6,000 per annum are invited. Further information is available from the sole letting agents.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT.

EPC

Available on request

IMPORTANT NOTICE

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6. Date of Publication: March 2024