

FOR SALE

ENTIRE BUILDING - DEVELOPMENT POTENTIAL OF UPPER FLOORS



41-43 Gray Street, Broughty Ferry, DD5 2BJ

- Rare Purchase Opportunity
- Asset Management Opportunities
- Attractive retail/commercial accommodation
- Popular mixed commercial area
- Affluent Dundee suburb



LOCATION

Broughty Ferry is an affluent suburb of Dundee, located approximately 5 miles east of Dundee City Centre.

Broughty Ferry has a population in the region of 13,000 and is a popular commuter location with a vibrant commercial centre. The main traffic thoroughfares of Brook Street and Gray Street offer a range of shops, cafes, restaurants and the like.

More precisely, the subjects are located on the west side of Gray Street, close to its junction with King Street sitting within the heart of Broughty Ferry. Surrounding operators including a number of local and national traders, including the new Wetherspoons Public House.

The approximate location of these subjects is shown by the OS Plan.

DESCRIPTION

The subjects comprise a substantial two storey and attic end terraced building of traditional stone construction. In addition to the main building, there is a single storey extension to the rear.

The property benefits from a double glazed display frontage, fronting onto Gray Street and access via a recessed pedestrian entrance door.

Internally accommodation is laid out over, ground first and attic floors and may suit a variety of commercial uses, subject to the appropriate local authority and planning consents.

ASSET MANAGEMENT

The property may suit upper floor residential conversion, subject to the required consents and warrants.

The subjects would suit both owner occupiers and investors.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement 2nd Edition and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the Net Internal Area as follows:

Floor	Sq m	Sq ft
Ground (Retail)	174.4	1877
First (Retail/Storage/Staff)	147.2	1584
Attic (Office /Storage)	48.7	525

PRICE

The subjects are available for sale (vacant possession) at an asking price of over £695,000.

RATEABLE VALUE

The subjects have been entered into the valuation roll with a rateable value of £27,200.

The Uniform Rate for the financial year 2019/20 is 49p, excluding water and sewerage rates.

EPC

Available upon request.

VAT

We understand the subjects are not VAT elected however interested parties are advised to satisfy themselves in this regard.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.

To arrange a viewing contact:



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IMPORTANT NOTICE

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