

**FOR SALE/  
TO LET**

## **Prominent Roadside MOT Workshop**

Gross Area – 564.26 sq. m. ( 6,074 sq. ft.)

Suitable for a variety of commercial uses.

Offers over £250,000

Rental offers over £25,000 per annum

Potential Development opportunity subject to planning.



VIDEO TOUR



WHAT 3 WORDS

**220 QUEEN STREET, BROUGHTY FERRY, DUNDEE, DD5 2HG**

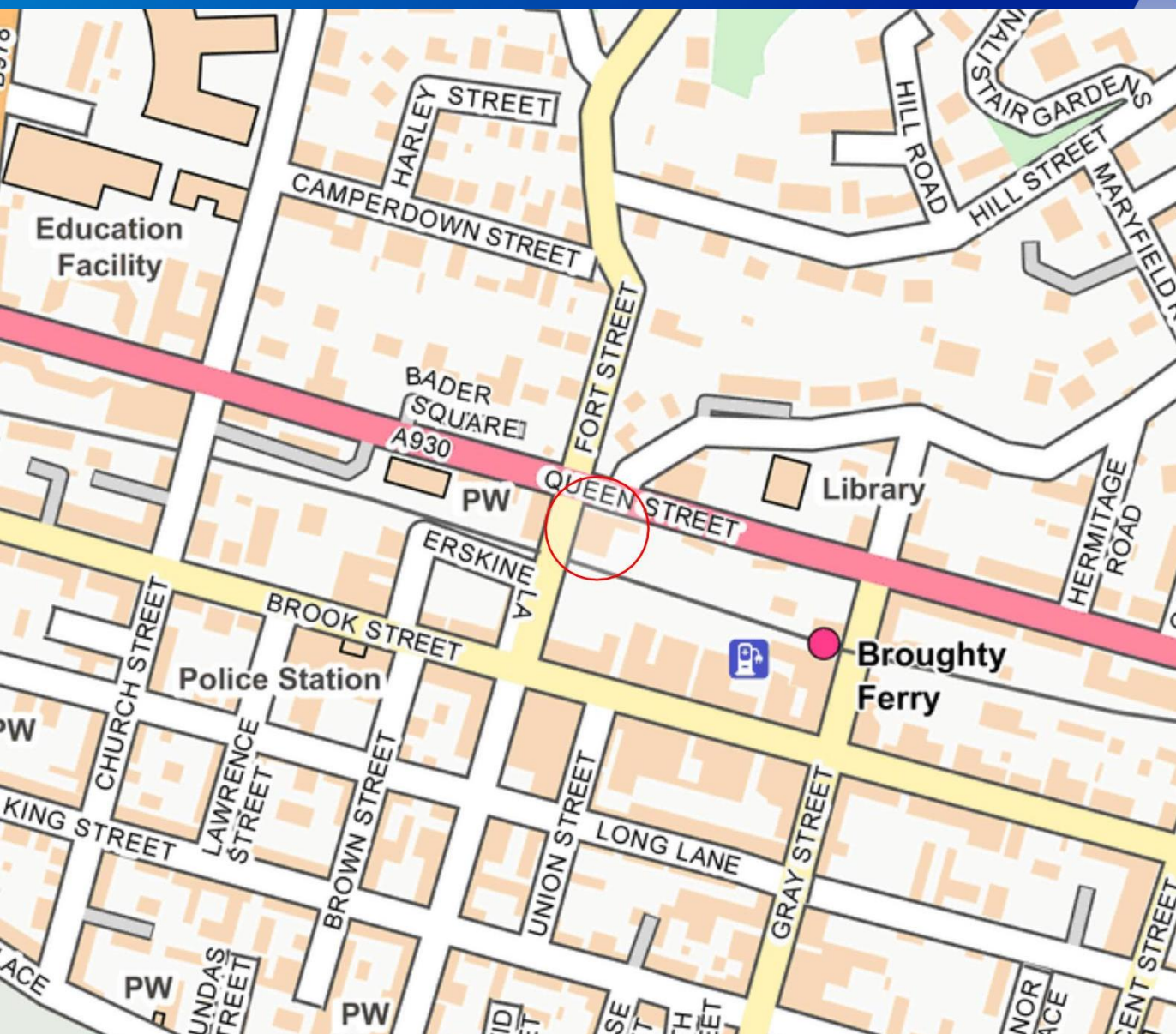
CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)





## Location

220 QUEEN STREET, BROUGHTY FERRY, DUNDEE, DD5 2HG



Broughty Ferry is an affluent suburb situated about 7 km (4 miles) to the east of Dundee City Centre with a resident population in the order of 21,200 persons (source: Dundee City Council).

The subjects are in a prominent location with frontage to Queen Street which is a busy vehicular thoroughfare leading to Dundee on the edge of Broughty Ferry retail centre.

## Description



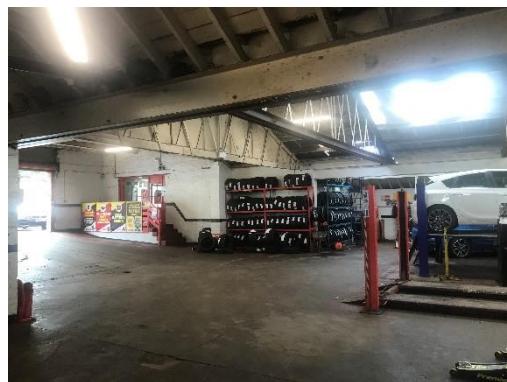
FIND ON GOOGLE MAPS





# Description

220 QUEEN STREET, BROUGHTY FERRY, DUNDEE, DD5 2HG



## Description

The subjects comprise a detached two storey MOT workshop. The property is of brick and block construction with slate clad, flat roof and part profile metal sheet roofs over. There is a concrete block extension to the rear with mono pitched slate and corrugated sheet asbestos roof over.

The property is accessed via a manual roller door from Queen Street leading into an open plan MOT workshop with brick partitioned office, staff area and W.C.'s.

The first floor is accessed via solid steps with fire exit door out to Fort Street. The first floor comprises accommodation with storage, offices and training area.

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor – Workshop, Reception and Kitchen	450.74	4,852
First Floor – Office and Storage	113.52	1,222
<b>TOTAL</b>	<b>564.26</b>	<b>6,074</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Terms

Our client is inviting offers in excess of £250,000 for their heritable interest.

Rental offers in excess of £25,000 per annum are invited for a negotiable period of time.

## Rateable Value

£18,000

## Energy Performance Certificate

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will to bear their own legal costs in connection with the sale/letting of the property.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Jonathan Reid**

[j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)

**Shepherd Chartered Surveyors**

13 Albert Square, Dundee, DD1 1XA

t: 01382 878005



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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