

# FOR SALE

MODERN OFFICE PREMISES  
WITH PRIVATE PARKING SPACE

CENTRAL LOCATION IN  
POPULAR BROUGHTY FERRY  
DISTRICT

POTENTIAL CONVERSION FOR  
ALTERNATIVE RESIDENTIAL  
USE (SUBJECT TO LOCAL  
AUTHORITY CONSENTS)

GROSS AREA:  
75.2 SQ.M (809 SQ.FT.)

NET AREA:  
71.1 SQ.M. (764 SQ.FT.)

OFFERS OVER £125,000 (PLUS  
VAT) INVITED



## OFFICE

**81 BROWN STREET, BROUGHTY FERRY, DD5 1EP**

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## LOCATION

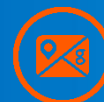
Broughty Ferry is an affluent suburb situated about 7km (4 miles) to the east of Dundee City Centre with a resident population in the order of 21,200 persons (source: Dundee City Council).

Broughty Ferry provides shopping and other services for the suburb and the predominant street running through the centre is Brook Street.

The subjects are located a short distance south of Brook Street at the corner of Brown Street and Long Lane.

Surrounding properties comprise a mix of residential, retail, office and licensed premises and there is a medical centre with car parking immediately opposite.

Limited on-street parking is available on Brown Street and there are a number of Local Authority operated car parks in various locations around the District Centre.







# Description

81 BROWN STREET, BROUGHTY FERRY

## DESCRIPTION

The subjects comprise a purpose-built commercial unit forming part of a modern three and four storey block of flats with private parking to the rear which is accessed via a pend leading from Brown Street.

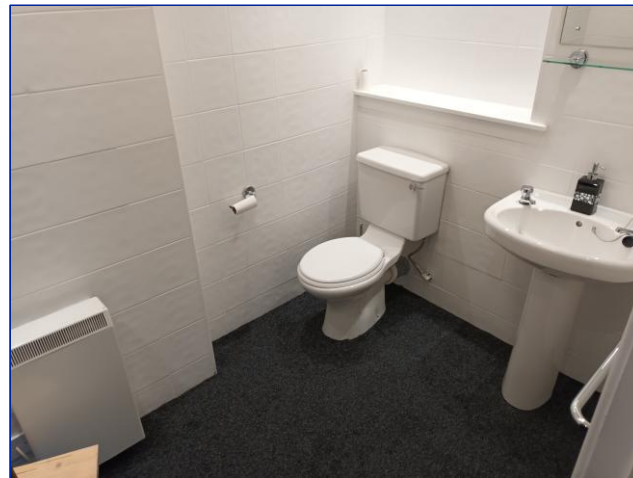
The building is around 25 years old and comprises concrete block walls, which are partially rendered with timber features, and a timber pitched roof overlaid in concrete tiles. Internally the floors are of concrete construction with a mix of carpet and vinyl finishes. Windows are a mix of timber casement and double-glazed design.

The interior is finished with plasterboard and painted walls incorporating some timber framed glazed partition windows, acoustic tiled ceilings incorporating fluorescent spot lighting, perimeter power points and data distributions and modern staff welfare facilities.

The accommodation provided is of good quality with modern fixtures, fittings, and services.

Access is via Brown Street with a single timber framed pedestrian access door and there is a fire exit/secondary access from the rear car park.

It is understood one car parking space is allocated with the subjects.





## ACCOMMODATION

	GROSS		NET	
	SQ M	SQ FT	SQ M	SQ FT
GROUND	75.2	809	71.1	764
TOTAL	75.2	809	71.1	764

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

## TERMS

Our client is seeking offers over £125,000 (plus VAT) for their heritable interest.

## RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £7,400

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## VAT

VAT will be charged on the purchase price.

## LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, came into force on the 26<sup>th</sup> July 2017. This now requires us to conduct due diligence not only on our client but also and 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.

## Get in Touch

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



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**Gavin Russell**

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**t: 01382 878005**



## ANTI MONEY LAUNDERING REGULATIONS

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