



AVAILABLE TO LET

## 41-43 Gray Street

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



Retail for rent, 3,986 sq ft, £55,000 per annum

For more information visit <https://realla.co/m/37419-41-43-gray-street-41-43-gray-street>

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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.

## Highlights

- Attractive retail/commercial accommodation.
- Excellent display frontage.
- Popular mixed commercial area.
- Ample on street car parking.
- Affluent Dundee suburb.

## Property details

|                        |   |
|------------------------|---|
| <b>Rent</b>            | £55,000 per annum   |
| <b>Rateable value</b>  | £27,200   |
| <b>UBR 2016/2017</b>   | 48.0  |
| <b>Building type</b>   | Retail  |
| <b>Size</b>            | 3,986 sq ft   |
| <b>VAT charges</b>     | We understand the subjects are not VAT elected however interested parties are advised to satisfy themselves in this regard. |
| <b>Lease details</b>   | The subjects are available To Let on Full Repairing and Insuring terms at offers over £55,000 per annum.                    |
| <b>EPC certificate</b> | Available on request  |

| Unit                 | Floor  | Size sq ft   | Status    |
|----------------------|--------|--------------|-----------|
| Retail               | Ground | 1,877        | Available |
| Retail/Storage/Staff | First  | 1,584        |           |
| Office/Storage       | Attic  | 525          |           |
| <b>Total</b>         |        | <b>3,986</b> |           |



## More information

[Visit microsite](#)

<https://realla.co/m/37419-41-43-gray-street-41-43-gray-street>

## Contact us

Graham + Sibbald

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Quote reference: RENT-37419

Further information and viewing arrangements are available by contacting the Sole Letting Agents, Messrs Graham + Sibbald.