

DM HALL

To Let

Class 1A premises

**30 Gray Street,
Broughty Ferry,
Dundee,
DD5 2BJ**



**557.41 SQ M
6,000 SQ FT**

Property Details

- Rarely available class 1A premises configured over ground and first floors
- Highly prominent position in a desirable coastal town.
- Available as a whole or split into two units.
- Attractive building suitable for a range of uses (STP)
- High levels of passing pedestrian traffic

LOCATION:

Broughty Ferry is a popular coastal suburb situated approximately 4 miles east of Dundee city centre. The town provides a good range of local amenities, including independent shops, cafés, restaurants, supermarkets and professional services, together with a number of established leisure and recreational facilities.

30 Gray Street occupies a central position within the town, with the property sitting on the corner of Gray Street and King Street. The immediate area is characterised by a mix of established retail, commercial and residential occupiers, with a number of recognised national names represented alongside well-established local businesses.

The property is within easy walking distance of Broughty Ferry's waterfront, harbour, beach and the historic Broughty Castle, while the surrounding town centre provides a range of day-to-day amenities and services.

Broughty Ferry is well served by public transport, with regular bus services providing connections to Dundee and the surrounding area. Broughty Ferry railway station is also readily accessible, offering regular services to Dundee, Edinburgh, Aberdeen and other destinations.

Nearby occupiers include Tesco, Boots, Greggs, Costa Coffee and a range of independent retailers, cafés and service businesses.



DESCRIPTION:

30 Gray Street comprises a contemporary art gallery with associated retail space, offices, workshops, and staff areas, all contained within a series of attractive and interconnected buildings.

The gallery itself is housed in a feature two-storey mid-terraced building of blockwork construction with a pitched and slated roof, including dormer window features, fronting Gray Street. The shop building, which backs onto King Street, is a single-storey and attic former cottage of traditional stone construction with a pitched and slated roof. A further high two-storey building is located to the rear.

Internal Layout:

Ground Floor: Entrance vestibule, reception and gallery, retail shop, stores, inner hall, staff area, toilets, rear entrance hall, print store, and additional storage.

First Floor: Upper gallery, boardroom, store, inner hall, mount shop, picture framing area, and offices.

The subjects are available as a whole or potentially available as a subdivided unit, subject to landlord approval.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and the approximate floor area is as follows:

FLOOR	SQ M	SQ FT
Unit 1	429.19	4,620
Unit 2	128.20	1,380
Whole	557.41	6,000

SERVICES:

We understand the property benefits from mains electric gas, water and drainage.

LEASE TERMS:

The subjects are available as a whole or split into two self-contained units.

Unit 1 (former Gallery)- £75,000 per annum
Unit 2 (Retail and workshops) — £40,000 per annum
Whole Property - POA



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES:

According to the Scottish Assessors Association, the subjects benefit from a rateable value of £53,800.

Enquiring parties should carry out their own due diligence by visiting <https://www.saa.gov.uk/>

PROPOSAL:

Any proposals to purchase should be sent directly to the sole letting agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting agents:-

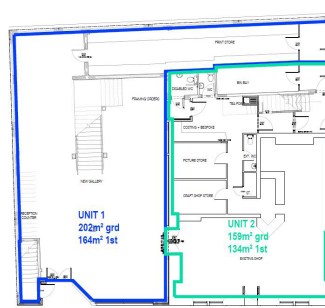
ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

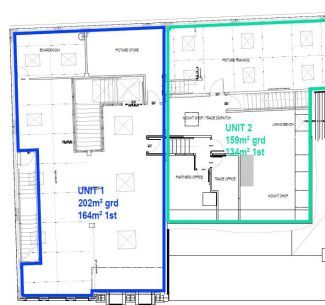
DM HALL



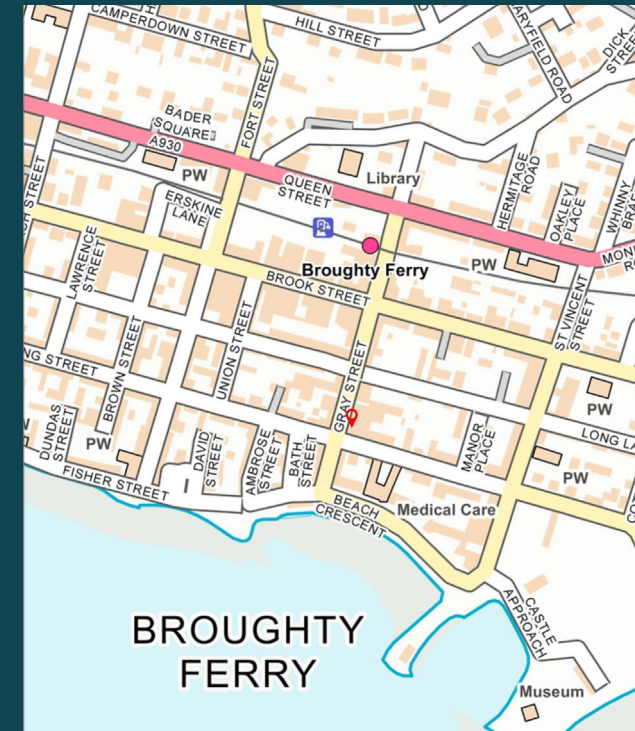
Regulated by
RICS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Make an enquiry

Harry Pattullo MRICS

Leigh Porteous MRICS

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Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA

01382 873 100

FifeTaysideAgency@dmhall.co.uk

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