

DM HALL

To Let

Retail / Office
Premises



288 Brook Street,
Broughty Ferry,
Dundee,
DD5 2AP

154.22 SQ M
1,660 SQ FT

Property Details

- Popular and affluent area
- Prominent Brook Street position and frontage
- Versatile space suitable for a variety of occupiers
- Secure car park to rear
- Available for £25,000 per annum (no VAT applicable)

LOCATION:

The premises are located on the south side of Brook Street close to its busy junction with Gray Street. Neighbouring occupiers include a variety of popular pubs/bars, restaurants, independent retailers and national brands, reflective of the area's commercial appeal.

The subjects benefit from an excellent transport network with numerous bus services and Broughty Ferry Railway Station, supplemented by on-street car parking, within its immediate proximity.

DESCRIPTION:

288 Brook Street comprises a two storey stone building under a pitched and slated roof. The subjects available to let comprise the ground floor Class 1A accommodation.

The entrance benefits from having a gently ramped pavement approach, providing step-free access and enhanced accessibility. Combined with the wide frontage and multiple arched display windows, the subjects are highly visible commanding a strong street presence.



A demised and private car park is accessed to the rear via the adjacent lane to provide 7 clear car parking spaces for the incoming occupier.

Internally, the subjects are fitted as a former high street bank under a suspended ceiling grid with integrated lighting and air conditioning system. The layout comprises main sales area, office rooms, store, safe/strong room, WCs and staff kitchen facilities.

ACCOMMODATION & FLOOR AREAS :

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

288 Brook Street	Floor	SQ M	SQ FT
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Sales, office, kitchen and safe/storage	Ground	154.22	1,660
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SERVICES:

The subjects benefit from mains electricity, water and drainage.

LEASE TERMS:

We are seeking rental offers over £25,000 per annum on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

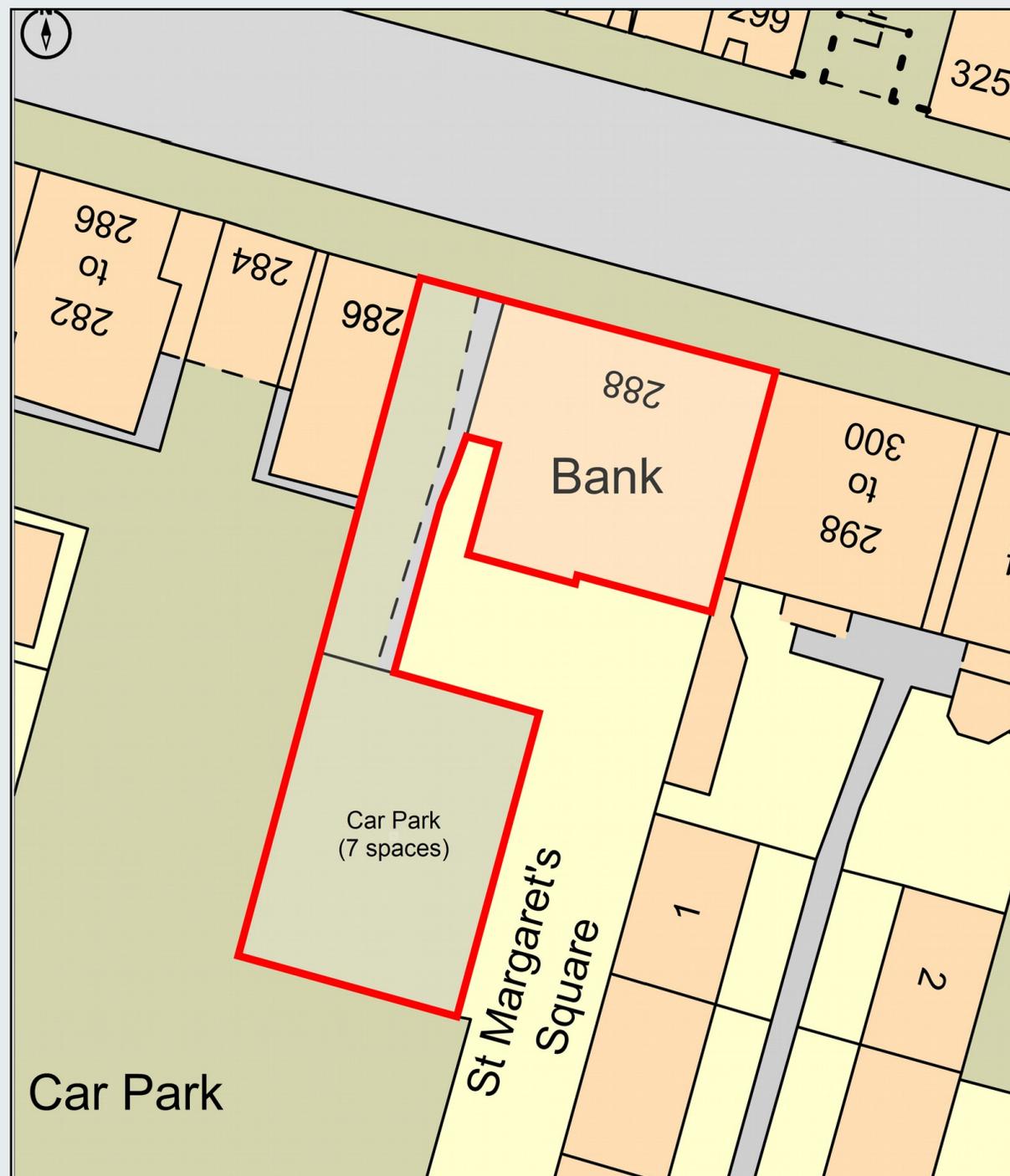
ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is a D(48).

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £21,600 effective from 1st April 2026.

Further information is available at www.saa.gov.uk.



Property Details

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 is not applicable to the rent.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

DM HALL

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ANTI MONEY LAUNDERING: DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

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