



17 Brook Street, Monifieth, Dundee, DD5 4BD

GARAGE / WORKSHOP PREMISES

Tenure	For Sale
Available Size	2,524 sq ft / 234.49 sq m
Rates Payable	£2,490 per annum Qualifying occupiers may benefit from 100% rates relief
Rateable Value	£5,000
EPC Rating	Upon enquiry

Key Points

- SUITABLE FOR MOTOR TRADE
- POTENTIAL DEVELOPMENT OPPORTUNITY
- FIXTURES & FITTINGS AVAILABLE VIA SEPARATE NEGOTIATION
- 100% RATES RELIEF FOR QUALIFYING OCCUPIERS
- RARE OPPORTUNITY TO PURCHASE
- ON STREET CAR PARKING

Description

The subjects comprise a workshop of stone wall construction with solid concrete floor under a pitched timber truss roof externally clad in profile metal sheeting.

Internally, the premises are arranged to provide an open plan workshop with office, WC facilities and attic storage access via a timber staircase. The premises benefit from a three phase power supply, an electric roller shutter door with inbuilt pedestrian door, and lighting by way of fluorescent strip lighting supplementing natural light provided by single glazed casement windows.

Location

Monifieth is situated to the east of Dundee on the northern shore of the Tay estuary within the Local Authority district of Angus. The area is a high quality residential suburb with a population of circa. 8,000 and provides a wide range of commercial and community facilities, mainly located around High Street.

The subjects are located on a prominent corner site on the north side of Brook Street at its junction with Tay Street and close to Monifieth town centre.

Accommodation

We have measured the premises in accordance to the RICS Code of Measuring Practice to be as follows:-

Ground Floor - 176 sq m (1,891 sq ft)

Attic - 59 sq m (633 sq ft)

TOTAL - 235 SQ M (2,524 SQ FT)

Price

Offers are invited for the heritable proprietors interest in the property.

Fixtures and fittings are also available via separate negotiation. Please contact the marketing agent for further information

VAT

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

Business Rates

The premises are currently entered in the Valuation Roll as follows:-

Garage - £5,000

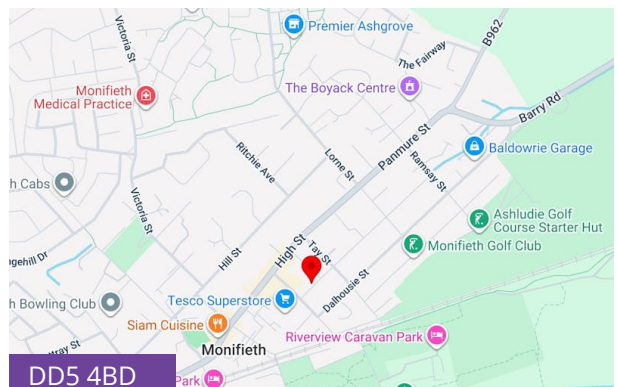
Qualifying occupiers may benefit from 100% rates relief under the Small Business Bonus Scheme.

Development Potential

The subjects may suit a variety of uses, including redevelopment, subject to obtaining the required consents.

Viewing

Please contact the marketing agents, Westport Property, to arrange a viewing.



Viewing & Further Information



Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

WESTPORT
PROPERTY
CHARTERED SURVEYORS

These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2) Westport Property have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3) Westport Property are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our clients Solicitors and Solicitors acting for the Purchasers/Tenants. 4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5) A list of office bearers can be obtained from our office. 6) Tenants or Purchasers should satisfy themselves as to their proposed use of the premises and they should ensure they review the relevant planning use class relating to the property as the descriptions provided in these particulars are for guidance only. Generated on 06/11/2025