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

CONTACT: Gavin Russell

g.russell@shepherd.co.uk | 01382 878005 | shepherd.co.uk Gerry McCluskey g.mcluskey@shepherd.co.uk | 01382 878005 | shepherd.co.uk









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









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 26th 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:



Gerry McCluskey g.mccluskey@shepherd.co.uk



Gavin Russell g.russell@shepherd.co.uk

Shepherd Chartered Surveyors 13 Albert Square Dundee DD1 1XA t: 01382 878005











ANTI MONEY LAUNDERING REGULATIONS

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

shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property, (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE JULY 2025