

**TO LET / FOR SALE**

**TRADING BUSINESS AVAILABLE / CLASS 1A RETAIL UNIT**



**212 King Street,  
Broughty Ferry,  
Dundee, DD5 2AY**

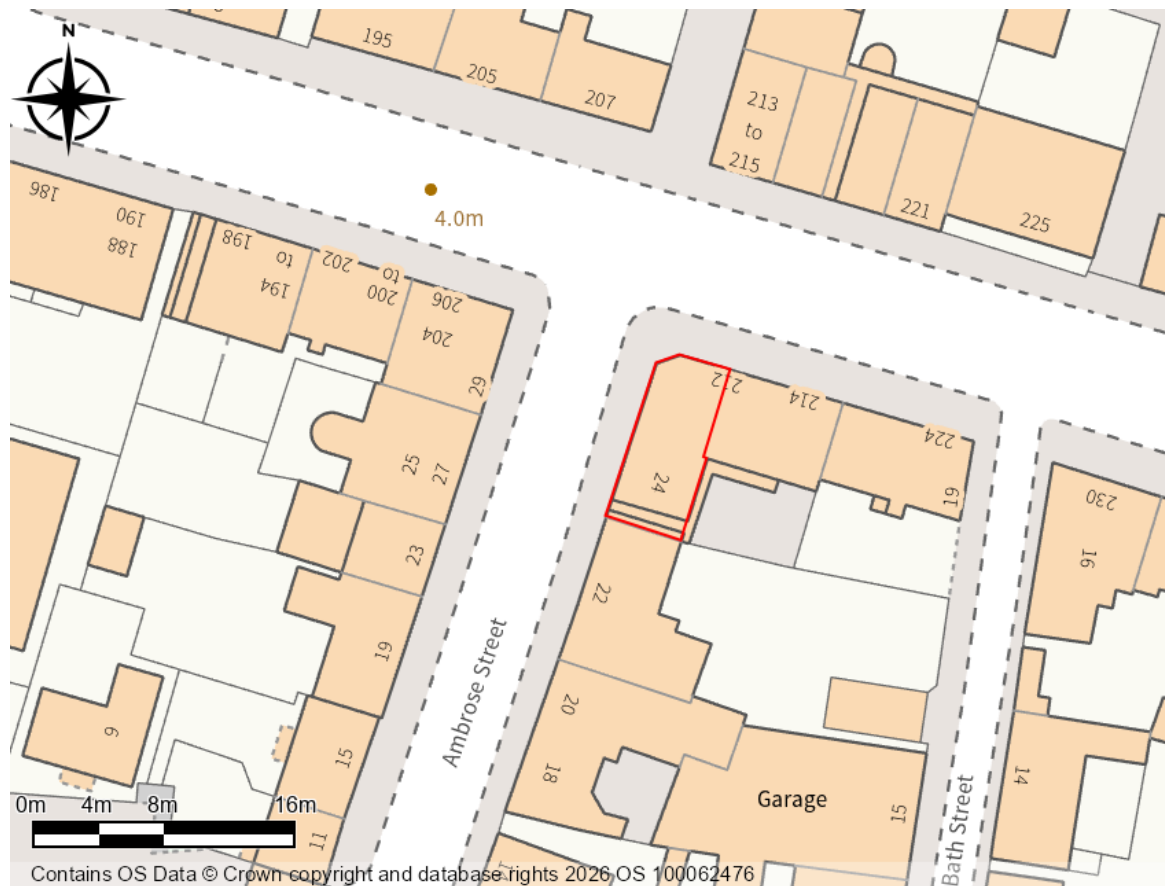
- Trading Tanning Salon Business available
- Or Vacant Commercial Unit maybe available
- Prominent Corner Location within Broughty Ferry
- Extends to 92.00 sq. m. / 990 sq. ft.
- To Let £20,000pa

## LOCATION

The subjects are located within Broughty Ferry, a popular and affluent suburb of Dundee. Given its size, Broughty Ferry does attract a disproportionate number of national retailers to the area, those predominantly being located on the main thoroughfare of Brook Street.

The property itself is situated on the south side of King Street at its junction with Ambrose Street, a mixed commercial area. King Street is a busy thoroughfare within Broughty Ferry

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise the ground and basement floor contained within a traditional two storey plus basement and attic, stone wall and pitched slate roof building. Access is granted via a recessed glazed door from King Street.

The property has been refurbished to a high quality and comprises a fully fitted out tanning salon on the ground floor with toilet and kitchen facilities to the rear. Within the salon there are currently 5 x tanning, booths (2 x lie down, 2 x stand up beds and 1 x VersaSpa Pro spray tan machine) along with an attractive reception area, toilet and kitchenette.

The basement, accessed internally or separately via Ambrose Street, has also been completed to a high standard and comprises 3 x individual self-contained rooms with wash-hand basins and storage that may suit a variety of uses.

## ACCOMMODATION

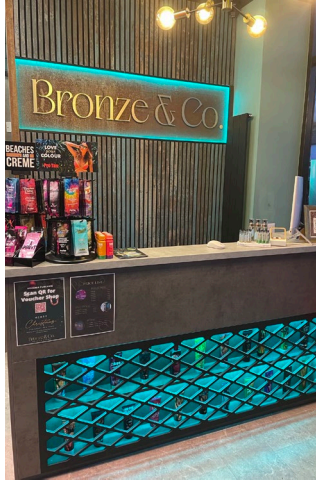
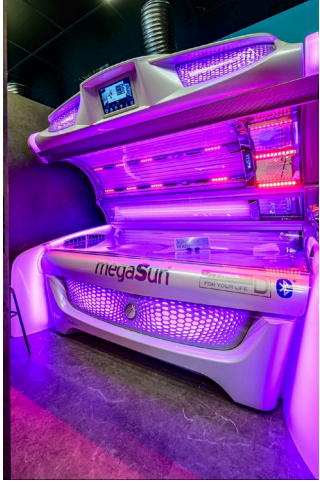
We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Net Internal Floor Areas:

| Description  | Size (SQ.M)  | Size (SQ.FT) |
|--------------|--------------|--------------|
| Ground Floor | 57.76        | 622          |
| Basement     | 34.24        | 369          |
| <b>Total</b> | <b>92.00</b> | <b>990</b>   |

## RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,200.

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.



## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## EPC

Available on request.

## THE BUSINESS / TERMS

The subjects are available To Let as a going concern with a business premium sought to be agreed along with a new commercial lease. All further financial information and lease terms can be discussed directly with the sole letting agent.

Alternatively the subjects may be made available with vacant possession at an annual rent of £20,000pa.

Lastly the subjects may also be available For Sale. All further information available from Graham + Sibbald.

## VIEWING

Viewing is through the Sole Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



**GRANT ROBERTSON**

**Director**

grant.robertson@g-s.co.uk

07900 265 516

## IMPORTANT NOTICE

1. 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. Graham + Sibbald 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. Graham + Sibbald 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 client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: Jan 2026

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.