

TO LET
RETAIL

 **GRAHAM
SIBBALD**



**168 Brook Street
Broughty Ferry, Dundee
DD5 2AH**

- Attractive and Well Presented Retail Unit
- Located within Affluent Dundee Suburb
- Excellent Return Frontage
- Local and National Neighbouring Operators
- Ample On Street Car Parking
- Extends to 122.14 sq.m. / 1,315 sq.ft.

LOCATION

Broughty Ferry is an affluent suburb of Dundee, located approximately 5 miles east of the city of Dundee. Broughty Ferry has a resident population in the region of 13,000 and is a popular commuter location, benefitting from a vibrant commercial centre at its heart.

More precisely, the property lies on the south side of Brook Street at the junction with Fort Street. Brook Street is the main shopping street within the town. Surrounding occupiers include a mixture of local and national traders to include; TSB, Subway, Costa Coffee, Caffe Nero, Boots, Tesco and Timpson's.

On street car parking is available close by.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise an attractive and well-presented ground and first floor retail unit set within a two storey end terraced building of brick block construction. Access is taken by way of a double leaf glazed pedestrian entrance door directly from Brook Street, leading to a bright sales area with storage to the rear. The first floor comprises further storage/stock room, kitchenette and WC facilities and accessed by a solid timber stair towards the rear.

The subjects benefit from a large glazed return frontage on to Brook Street and Fort Street.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Net Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground Floor	90.24	972
First Floor	31.90	343
Total	122.14	1,315

RATEABLE VALUE

The subjects have a Net and Rateable Value of £31,400.

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.

EPC

Available on request.



PRICE

The subjects are available To Let. Rental offers of £40,000 are invited on standard commercial terms for a term to be agreed. Further information is available from the Sole Letting Agents.

VIEWING

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

To arrange a viewing please contact:



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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: December 2025

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.