



BUSINESS FOR SALE

**67 Gray Street, Broughty Ferry,
DD5 2BP**

**Retail
661 sq ft**

EXCELLENT OPPORTUNITY TO ACQUIRE A
POPULAR AND ESTABLISHED SALON
BUSINESS WITHIN BROUGHTY FERRY

- PROMINENT POSITION
- ESTABLISHED BUSINESS
- EXCELLENT FIT-OUT
- HIGH VOLUME OF PASSING TRAFFIC
- FULLY EQUIPPED

Location

Broughty Ferry is a popular suburb of Dundee, located on the north bank of the Tay Estuary approximately 4 miles east of Dundee city centre. It has a population of approximately 17,500 and is one of the most affluent and sought after areas of the city.

The property is located in central Broughty Ferry within Gray Street, to the south of its junction with Brook Street.

Description

The subjects comprise a ground round retail premises within a traditional three storey stone building under a pitched and slated roof.

Internally, the premises are arranged to provide a front shop with kitchenette and WC to the rear.

The premises benefit from a large single glazed timber framed window frontage to Gray Street, a recessed timber and glazed doorway, laminate finish to the floor, plasterboard lined walls and ceilings with inset spotlighting, and a CCTV and intruder alarm system. The shop is fitted to an excellent standard.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:

Floor	Sq.m.	Sq.ft.
Ground	61.4	661

The Business

The business benefits from a lease expiring 7th August 2024 with a passing rent of £8,500 per annum.

The unit has traded as a hair salon for approx. 25 years and the current occupier enjoys strong levels of trade with many repeat customers providing a constant and reliable income throughout the year. The area hosts an abundance of shops and complimentary businesses, schools and residential housing generating much repeat trade.

Terms

The business is available to purchase with all fixtures and fittings included. Stock will be available on a cost basis.

Our client is willing to consider offers in the region of £30,000 for their interest in the business.

Viewing

Strictly by appointment by the sole marketing agents.

Business Rates

Rates Payable: £3,312 per annum

(based upon Rateable Value: £6,900 and UBR: 48.0p)

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

Rent

£8,500 per annum (no VAT)

Price

Business For Sale - £30,000 ex VAT

Energy Performance Rating

Available upon request.



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