



TO LET

Unit FF6 Old Mill Complex, Brown Street , Dundee, DD1 5EG

Warehouse & Industrial, Leisure, Offices
4,557 sq ft

ADAPTABLE COMMERCIAL SPACE

- FORMER NURSERY ACCOMMODATION
- MAY BE SUITABLE FOR OTHER COMMERCIAL USES
- IMMEDIATE ENTRY AVAILABLE
- CENTRAL LOCATION

Location

The premises are located to the east side of Brown Street, close to its junction with Guthrie Street, in a central position close to Dundee city centre which is within 5 minutes walk. As such, the premises have good access links to all areas of the city and the main road network, and the vibrant West Port and Cultural Quarter of Dundee.

Neighbouring properties are primarily in commercial use with many other local office, industrial and leisure users situated in close proximity.

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within the Tayside region and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

Description

The subjects comprise flexible second floor commercial space within a three-storey stone and slate building. The subjects are currently fitted out and operational as a nursery.

Internally, the property provides an open plan play area, cafe / dining area, kitchen, store and W.C's to the rear. The premises are fitted out to complement the current business.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to be as follows:

Description	Sq.m.	Sq.ft.
Cafe	423	4,557

Terms

The subjects are available to lease on Tenants Full Repairing and Insuring terms.

Entry

Immediate entry available.

Viewing Arrangements

Please contact the sole letting agent.

Business Rates

Rates Payable: £5,088 per annum

(based upon Rateable Value: £10,600 and UBR: 49.1p)

Qualifying occupiers may benefit from 100% rates relief.

Rent

£13,750 per annum (No VAT)

Energy Performance Rating

Available upon request.



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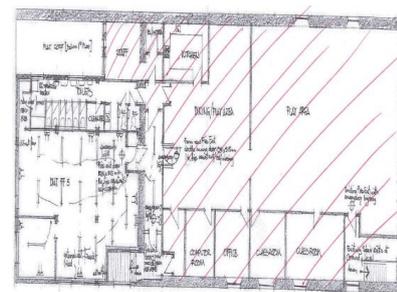
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