



TO LET

Retail unit

786 sq.ft

(73 sq.m)

Unit 8, M Campfield Square, Campfield Road, Broughty Ferry, DD5 2PU

- Well-known neighbourhood retail parade located in the heart of Broughty Ferry
- Conveniently positioned near Broughty Ferry Beach and Nature Reserve
- Available car park

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Unit 8 M Campfield Square



Unit 8 M Campfield Square, Broughty Ferry, DD5 2PU

Description

The unit is located within the established retail development of Campfield Square, in the densely populated residential area of Barnhill, to the east of Broughty Ferry's main retail centre.

The retail scheme comprises a mix of local, independent operators together with national names such as Co-Op Convenience Store, Iceland and Ladbrokes.

Rent

Rental offers in excess of **£20,000 per annum exclusive** are invited.

Rates

The rateable value of the property is as follows:

Rateable Value £15,900

Commercial Rate Pounding £0.498

(exclusive of water and sewerage rates)

The property may qualify for 25% rates relief subject to meeting eligibility requirements of the Small Business Bonus Scheme.

Services

The unit has electricity connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

A copy of the EPC will be made available as required.



Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon

Location

Broughty Ferry itself is an affluent residential suburb of Dundee, located 4 miles to the east of the city centre, with a resident population in the order of 21,000 persons.

Viewing

Strictly via prior appointment with the appointed agents:

**Reith
Lambert**
Commercial Property Advisers

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