

FOR SALE
COMMERCIAL PREMISES



The Brook
343 Brook Street
Broughty Ferry, DD5 2DS

- Rare Opportunity to purchase within central Broughty Ferry
- Semi detached commercial building
- May suit a Variety of uses
- GIA 217.8 sq. m. / 2,344 sq. ft.
- Offers over £190,000

LOCATION

Broughty Ferry is an affluent suburb of Dundee located approximately 5 miles to the east of the City centre. The resident population is in the region of 13,000 people. Broughty Ferry is a popular commuter location benefiting from a vibrant commercial centre at its heart, the main thoroughfares of which are Brook Street.

The subjects themselves sit towards the eastern extent of Brook Street, close to its junction with St Vincent Street.

DESCRIPTION OF PROPERTY

The subjects comprise a semi detached single storey commercial unit with single storey rear extension and a small 'patio' area located to the front. The main building is of brick block construction, harled externally with a flat roof over. The property benefits from a substantial glazed frontage to Brook Street.



The subjects are currently utilised as a church hall and internally the accommodation provides a main hall, kitchen facility, store, office and WC facilities. There is ample car-parking within close proximity to the subjects.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate gross internal areas:

Floor	Sq.m.	Sq. FT.
Ground	217.80	2,344

USE

The subjects may suit a variety of uses subject to the appropriate consents and all interested parties should make their own enquiries in this regard.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with a rateable value of £5,700.





TERMS

The property is available for sale, and offers in excess of £190,000 are invited for our client's interest in the heritable property.

VAT

VAT is not applicable.

EPC

Available on request

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: September 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.