

FOR SALE
COMMERCIAL / CLASS 1A

**GRAHAM
SIBBALD**



206 King Street
Broughty Ferry
Dundee
DD5 2AY

- Ground + Basement Commercial Unit
- Located within Affluent Dundee Suburb
- Ample On Street Car Parking
- Extends to 70.48 sq.m. / 759 sq.ft.
- May Qualify for 100% Rates Relief
- Offers Over £50,000

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 King Street at its junction with Ambrose Street. The surrounding tenants are primarily residential and some mixed commercial in their nature. There is ample on street parking directly outside the subjects.

The approximate location is shown by the OS Plan.



DESCRIPTION

The subjects comprise a ground floor and basement retail unit contained within a traditional two storey plus basement and attic traditional stone building.

The subjects are accessed directly from King Street and benefit from a double glazed UPVC double display frontage.

Internally the property is regular in its configuration and is laid out over ground and basement floor levels.

The subjects may suit a variety of commercial uses.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition) to arrive at the following Net Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	70.48	759

RATEABLE VALUE

The subjects have a Net and Rateable Value of £5,300.

The unified business rate for the year 2026/2027 is 48.1p exclusive of water and sewerage rates.

Occupiers may qualify for 100% rates relief however should satisfy themselves in this regard.

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 For Sale with Offers Over £50,000 invited for the heritable interest. Further information is available from the Sole Selling Agents.

VIEWING

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

To arrange a viewing please contact:



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Senior Director

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CHARLES CLARK

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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: May 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.