

FOR SALE
RETAIL / CLASS 1A

**GRAHAM
SIBBALD**



**99-101 Gray Street,
Broughty Ferry, Dundee, DD5 2DN**

- Attractive Well Presented Retail Unit
- Located within Affluent Dundee Suburb
- Mixed Commercial Area
- Ample On Street Car Parking
- Extends to 102.97 sq.m. / 1,108 sq.ft.
- Offers Over £200,000

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 west side of Gray Street, to the north of Brook Street. Gray Street is a popular retail location with a high pedestrian footfall and acts as a main traffic thoroughfare. The surrounding tenants are 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 retail unit contained within a traditional single storey building held under a pitched and tiled roof.

Internally, the subjects comprise 2 areas of open plan retail space with a back shop area providing storage, office and WC.

The property is accessed directly from Gray Street via a recessed glazed entrance door.

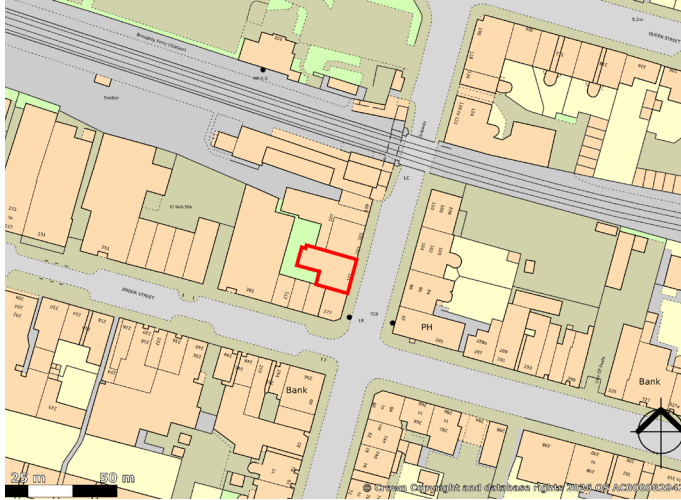
The subjects may suit a variety of commercial uses – STC.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement to arrive at the following Net Floor Areas:

Description	Size (SQ.M)	Size (SQ.FT)
Ground	102.97	1,108





To arrange a viewing please contact:



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Senior Director

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CHARLES CLARK
Property Agent

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RATEABLE VALUE

The subjects have a Net and Rateable Value of £21,600.

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

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. Offers over £200,000 are invited for the heritable interest.

We envisage a closing date to be set in due course. Further information is available from the Sole Selling Agents.

VIEWING

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

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.