

FOR SALE
COMMERCIAL / RETAIL INVESTMENT



**218 Brook Street,
Broughty Ferry,
Dundee, DD5 2AH**

- Rare Investment opportunity in central Broughty Ferry
- Ground floor retail unit
- Current rental income of £17,500pa
- Reversionary Opportunity
- For Sale — Offers over £250,000

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, benefiting from a vibrant commercial centre at its heart.



More precisely, the property lies on the southern side of Brook Street, a within what is considered the prime stretch. Brook Street is one of the main pedestrian and traffic thoroughfares and is home to a number of local and national traders. Ample on street car parking is available close by.

The approximate location is shown by the plan.

DESCRIPTION

The subjects comprise the ground floor of a two storey plus attic traditional stone and slate end terraced building. There is a single storey extension of similar construction.

Internally, the subjects comprise attractive retailing area within the front part of the shop with rear store, small office and toilet facilities within the back shop.

Access to the shop is granted by way of a recessed timber and glazed entrance door forming part of an attractive glazed double frontage.

ACCOMMODATION

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

Description	Size (SQ.M)	Size (SQ.FT)
Ground Floor	57.11	615

RATEABLE VALUE

The subjects have a Net and Rateable Value of £17,300 (2026 Draft Value £19,400)

The unified business rate for the year 2025/2026 is 49.8p exclusive of water and sewerage rates.

LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

EPC

Available on request.



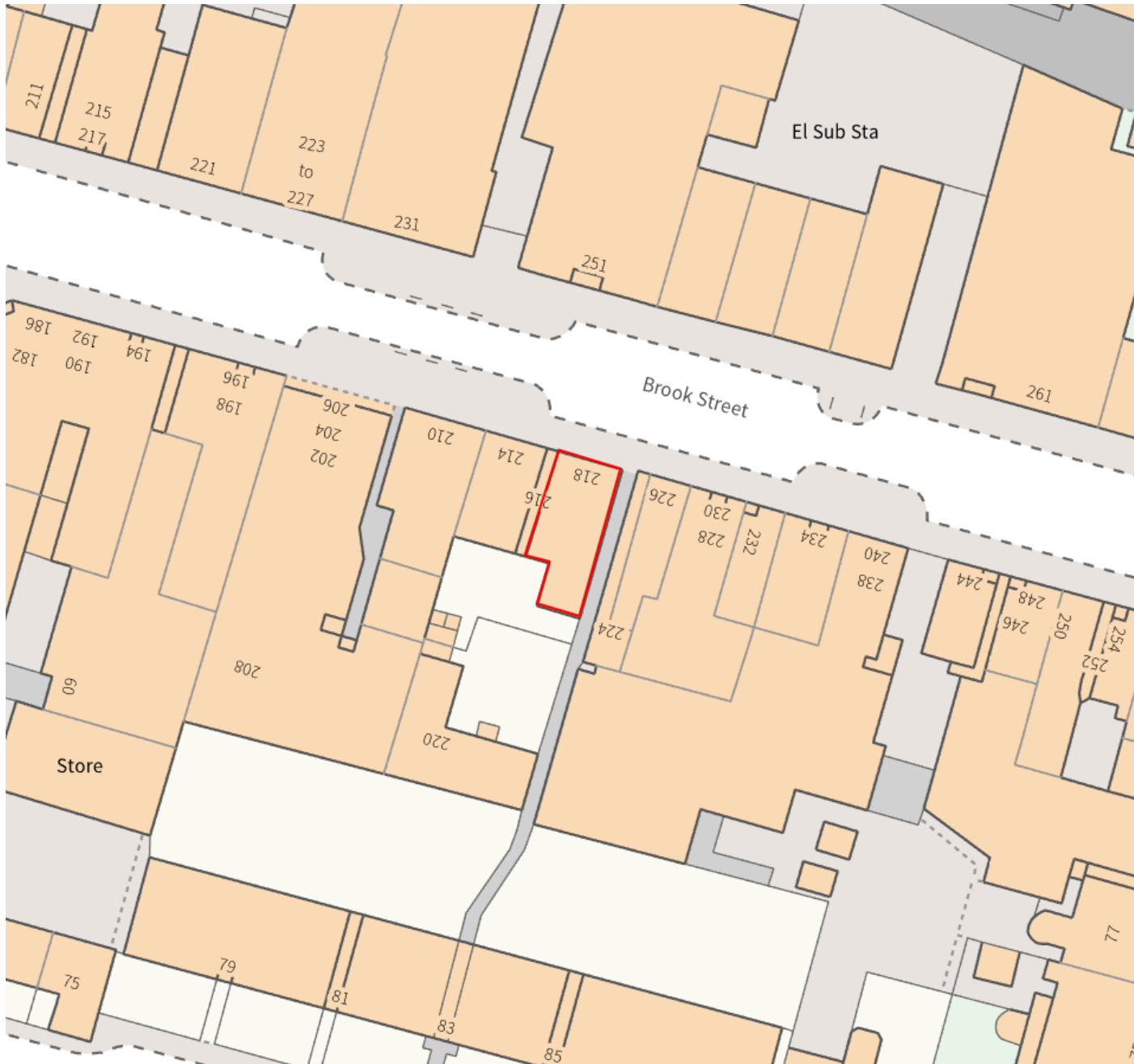
TENANCY INFORMATION

Address	Tenancy / Type	Rent (per annum)
218 Brook Street	Cardzone t/a Paper Kisses	£17,500
	Tenants Internal Repairing Lease	Lease expiry 19th April 2026

VIEWING

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





To arrange a viewing please contact:



GRANT ROBERTSON
Director

grant.robertson@g-s.co.uk
07900 265 516

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: February 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.