



# To Let

## Retail unit

Restaurant/Coffee Shop/Deli

UNDER OFFER

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**Broughty Ferry Station, Gray St,  
Dundee  
DD5 2DX**

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**91,000+**  
**ANNUAL STATION FOOTFALL\***

**Description:**

A new business opportunity has arisen in Broughty Ferry for a restaurant, coffee shop, delicatessens or other takeaway service. This station has a high captive audience.

**Location:**

Broughty Ferry is an affluent suburb in Dundee and is situated four miles east of the city centre on the north bank of the river Tay. The station is located on Gray Street within the busy high street of Broughty Ferry with many local and national retailers located close by.

*\*The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 91,678 for 2019/2020.*

**station  
spaces**





### **Property:**

Broughty Ferry station building is no longer used as an operational building and has undergone significant works to refurbish the structure including a new atrium to the rear. The entire station building is available to lease over two levels. condition. The net internal floor area is as follows.

### **Unit size:**

Ground Floor: 370 sq. m. / 3,982 sq. ft.

### **Rates, services and insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

### **Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

### **Costs:**

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

**AWAITING EPC**

**For further details relating to this opportunity, please contact:**  
**[stationspaces@scotrail.co.uk](mailto:stationspaces@scotrail.co.uk)**

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