

UNIT 8

**16 CAMPFIELD SQUARE,
BROUGHTY FERRY DD5 2PU**



TO LET

**PRIME RETAIL
UNIT WITH
ADJACENT
PARKING**

ON THE INSTRUCTIONS OF

LCP

UNIT 8

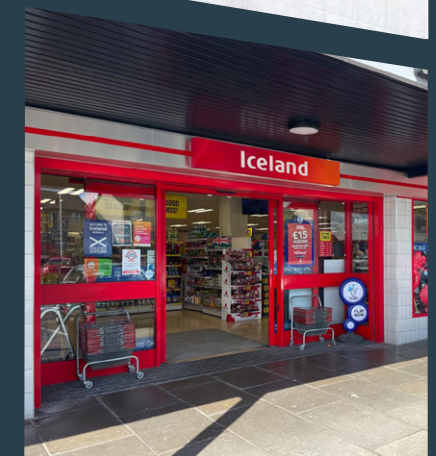
16 CAMPFIELD SQUARE, BROUGHTY FERRY DD5 2PU

LOCATION

The unit is located within the established retail development of Campfield Square, in the densely populated residential area of Barnhill, to the east of Broughty Ferry's main retail centre.

The retail scheme comprises a mix of local, independent operators together with national names such as **Co-Op Convenience Store**, **Iceland** and **Ladbrokes**.

Broughty Ferry itself is an affluent residential suburb of Dundee, located 4 miles to the east of the city centre, with a resident population in the order of 21,000 persons.



ACCOMMODATION

The premises comprise a ground floor only retail unit extending to the following approximate area:

Unit 8, 16 Campfield Square		
Ground Floor	786 sq m	72.99 sq ft
	786 sq m	72.99 sq ft

UNIT 8

16 CAMPFIELD SQUARE, BROUGHTY FERRY DD5 2PU



RENT

Rental offers in excess of **£20,000 per annum exclusive** are invited.

SERVICE CHARGE

The current on account service charge for this unit is **£1,385 per annum exclusive**.

RATING

The rateable value of the property is as follows:

Rateable Value £15,900
Commercial Rate Pounding £0.498

(exclusive of water and sewerage rates)

The property may qualify for 25% rates relief subject to meeting eligibility requirements of the Small Business Bonus Scheme.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

EPC

A copy of the EPC will be made available as required.

VAT

All figures are quoted exclusive of VAT.

USE

Class 1A (Retail).

TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

Reith Lambert
Commercial Property Advisers

Richard Ford
richard@reithlambert.co.uk
0141 225 5710

WESTPORT
PROPERTY
CHARTERED SURVEYORS

Fergus McDonald
fergus@westportproperty.co.uk
01382 225 517