

**FOR SALE**  
**INVESTMENT SALE**



**128-130 Gray Street**  
**Broughty Ferry**  
**DD5 2DG**

- Retail Investment in popular and affluent town
- Rare purchase opportunity
- Income £26,250 per annum
- Lease expires July 2030
- Offers over £280,000 equating to a NIY of 9.13%

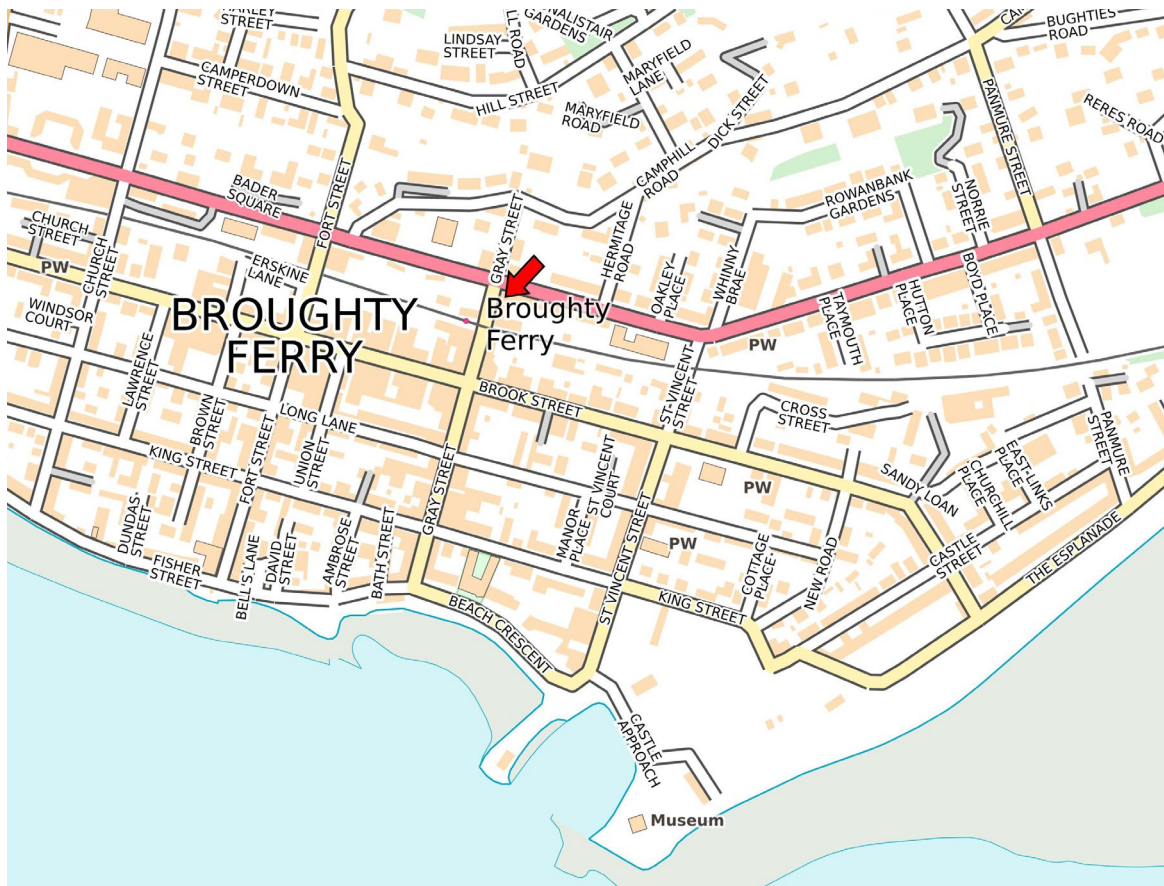
## LOCATION

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 towards the northern extent of Gray close to its junction with Queen Street. Gray Street is a popular mixed use location and one of the main commercial locations within Broughty Ferry.

On street car parking is immediately adjacent to the building as well as a large public car park.

The approximate location is shown by the OS Plan.



## DESCRIPTION

The subjects comprise basement, ground and first floor levels of corner tenement building situated at the junction of Gray Street and Queen Street.

The subjects are occupied by Premier Store and Partners Hairdresser.

128/130 Gray Street: Premier Store – ground and basement floor levels trading as Premier Store with Post Office.

128 Gray Street: Partners Hairdresser – accessed off Gray Street and located at first floor level.

## ACCOMMODATION

We have measured the property to arrive at the following Net Internal Areas:

ADDRESS	Size (SQ.M)	Size (SQ.FT)
128/130 Gray Street	231.23	2,489
128 Gray Street	49.05	528

## RATEABLE VALUE

The subjects have a Net and Rateable Value as follows;

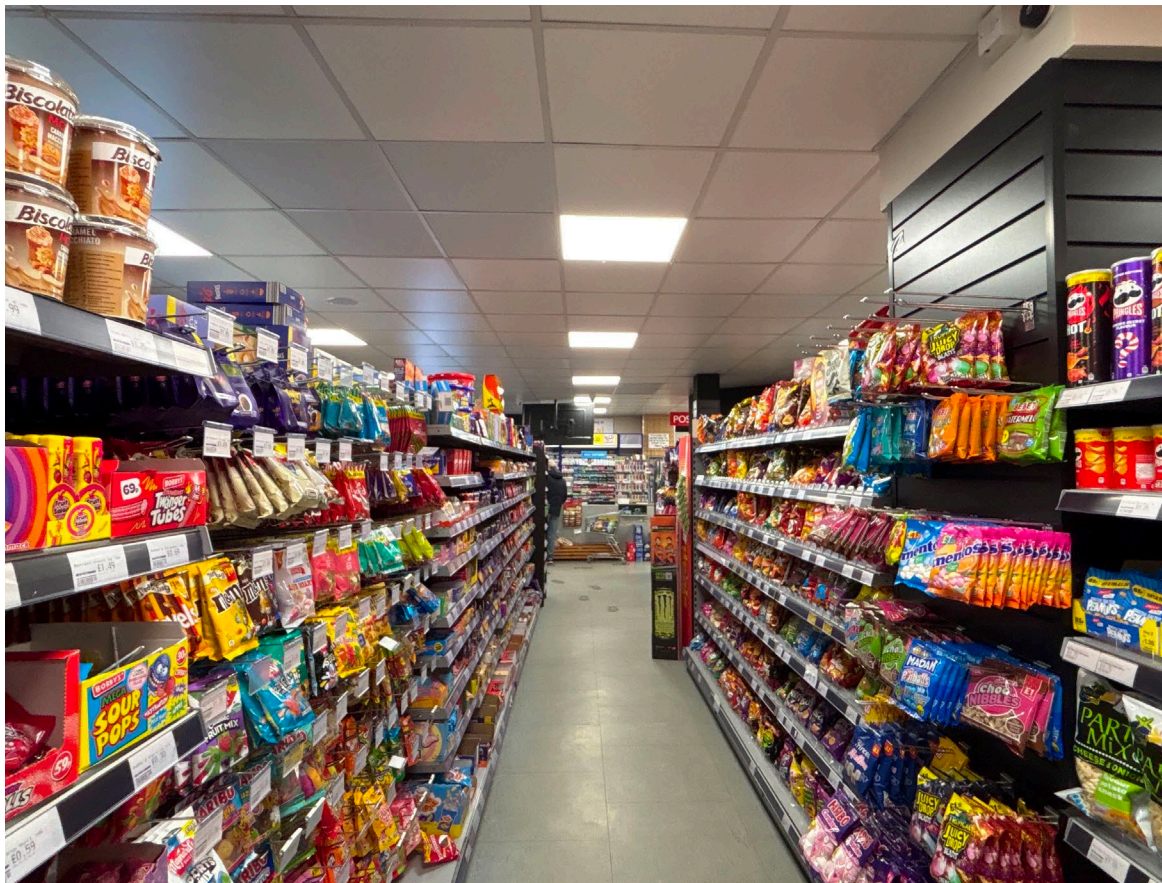
ADDRESS	Rateable Value
128/130 Gray Street	16,700
128 Gray Street	6,800

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

## LEASE TERMS

<b>Tenant</b>	CJ Lang
<b>Lease Terms</b>	Expiry 05/07/2030
<b>Rent</b>	£26,250pa
<b>Repairing Obligations</b>	Full Repairing and Insuring

The subjects are occupied by 2 x sub tenants on the ground and first floors. All lease information can be made available to genuinely interested parties.



## LEGAL COSTS + VAT

The subjects have been elected for VAT. It is anticipated that the sale of the property will be treated as a Transfer Of A Going Concern (TOGC) and therefore no VAT will be payable.

Interested parties are encouraged to make their own enquiries in this regard.

## EPC'S

Available on request.

## PRICE

The subjects are available For Sale subject to the lease agreement in place. Offers over £280,000 are invited reflecting a NIY of 9.13%

## VIEWING

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





To arrange a viewing please contact:



**GARTH DAVISON**

**Director**

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**GRANT ROBERTSON**

**Director**

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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: April 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.