

## TO LET - CLASS 1A HIGH STREET RETAIL UNIT

UNIT C, 2-6 MURRAYGATE,  
DUNDEE, DD1 2AZ

- Prime High Street retail unit situated in a prominent location.
- NIA: 372 sq m (4,001 sq ft)
- Reduced area: 122 sq m (1,308 sq ft)



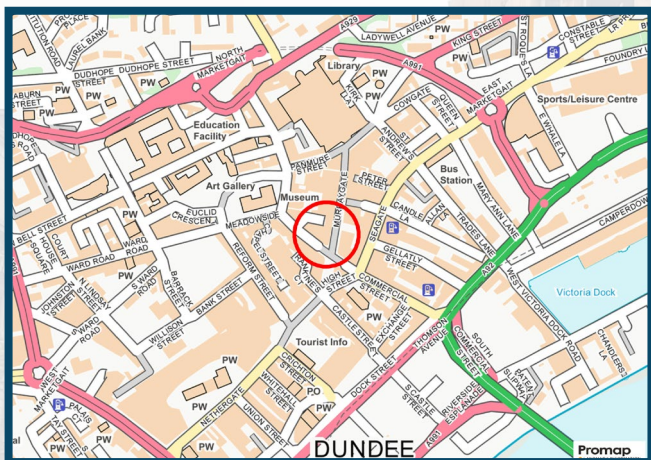


## LOCATION

The subject property is situated on the western side of the Murraygate, one of the prime High Street retail pitches within the city. Murraygate, together with High Street, connects the two city centre shopping centres, Wellgate and Overgate.

The subjects are in close proximity to Dundee waterfront area which has recently, and continues to receive, multi-million redevelopment comprising of commercial and residential use to reconnect the city with the riverside. The V&A museum, amongst other attractions and developments, has reinvigorated the area bringing more footfall and attention to the city centre.

Dundee is the fourth largest city in Scotland, with a resident population of approximately 147,000 and a regional catchment population of approximately 330,000. Dundee is located on the east coast of Scotland, situated 65 miles north of Edinburgh and a similar distance south of Aberdeen.



## DESCRIPTION

The subjects comprise part of a traditional four-story building comprising of a retail unit on the ground floor with ancillary office and storage space on the first and second floors.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition. From our measurements taken on site we have calculated the net internal area of the subjects to be in the order of:

Ground (Retail)	134 sq m	1,439 sq ft
First (Office & storage)	116 sq m	1,253 sq ft
Second (Storage)	122 sq m	1,309 sq ft
<b>TOTAL</b>	<b>372 sq m</b>	<b>4,001 sq ft</b>

## LEASE TERMS

The property is available on a Full repairing and Insuring lease incorporating 5 yearly, upwards only rent review. Rent on application.

## RATES

According to the Scottish Assessors Association website, the property has a cumulative current rateable value of £41,950 per annum with a rates liability of £30,891.10.

## VAT

The prices quoted are exclusive of VAT which may be chargeable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING:

Strictly by appointment through joint letting agents

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## REFERENCE:

ESA3282

## DATE OF PUBLICATION:

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## CONTACT:

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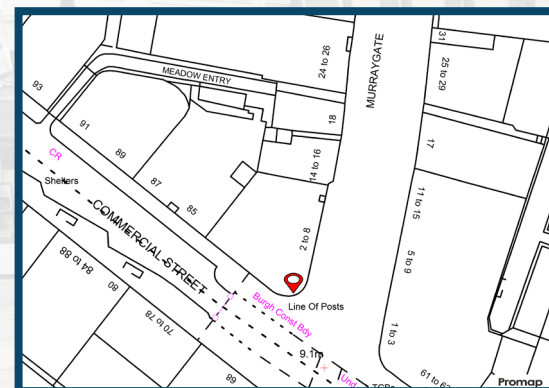
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Photo taken in 2019



Photo taken in 2019



## IMPORTANT NOTE

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