TO LET

REFURBISHED PROMINENT RETAIL UNIT

Specsaver

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GROUND FLOOR: (123 SQ M) 1,324 SQ FT

MAY SUIT A VARIETY OF USES (SUBJECT TO CONSENT)

GOOD MIX OF NATIONAL / LOCAL OCCUPIERS

CAR PARKING NEARBY

ASKING RENT: £40,000 PER ANNUM



51 MURRAYGATE, DUNDEE, DD1 2EA

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LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen, circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south overlooking the Tay estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (census 2011).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside. The city has its own airport with daily flights to London (Stansted Airport) and sits on the main east coast railway line which runs services into London (Kings Cross).

Murraygate is a busy traditional retail thoroughfare within the centre of Dundee. The subjects lie in close proximity to the Wellgate a principal retail destination in Tayside, with many national retailers nearby, including, Specsavers, Marks & Spencer, Caffe Nero, Mountain Warehouse, Card Factory, The Body Shop, Bank of Scotland, KFC, Greggs and Costa.

DESCRIPTION

The subjects form the ground floor retail unit of an extensive 3 storey mid terraced building.

The space has been completely refurbished and is ready to trade.

Additional upper floor accommodation can be included if required.

ACCOMMODATION

	SQ M	SQ FT
Ground	123	1,324
Total	123	1,324

The subjects have been calculated on a Net internal Area basis in accordance with the RICS Property Measurment Guidance (2nd Edition).

RATEABLE VALUE

The premises have been assessed for rating purposes and are entered in the valuation roll at:

Rateable Value - £41,800

The unified business rate for 2024/2025 is 49.8p.













PROPOSAL

Our clients wish to lease the property by way of a new FRI lease for a flexible term at £40,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

PLANNING

The premises benefit from having Class 1A consent.

VAT

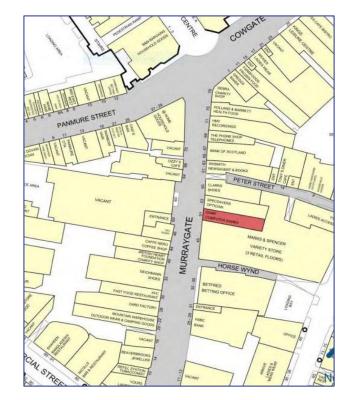
For the avoidance of doubt all prices quoted are exclusive of VAT.

LEGAL FEES

Each party will be responsible for their own legal costs. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA T: (01382) 878005			
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J & E Shepherd and Orinsen for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tensents should not rely on them, as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd or Orinsen has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quited exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JUNE 2024**

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