

**TO LET**

**REFURBISHED PROMINENT  
RETAIL UNIT**

- > 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: £35,000 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, Caffè 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
<b>Total</b>	<b>123</b>	<b>1,324</b>

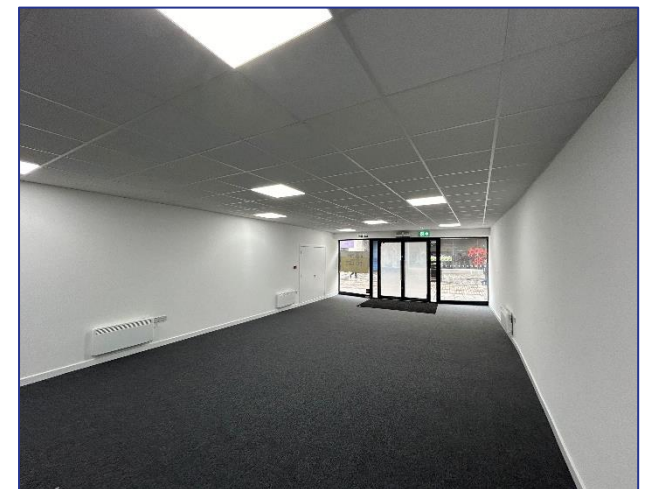
The subjects have been calculated on a Net internal Area basis in accordance with the RICS Property Measurement Guidance (2<sup>nd</sup> Edition).

**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.







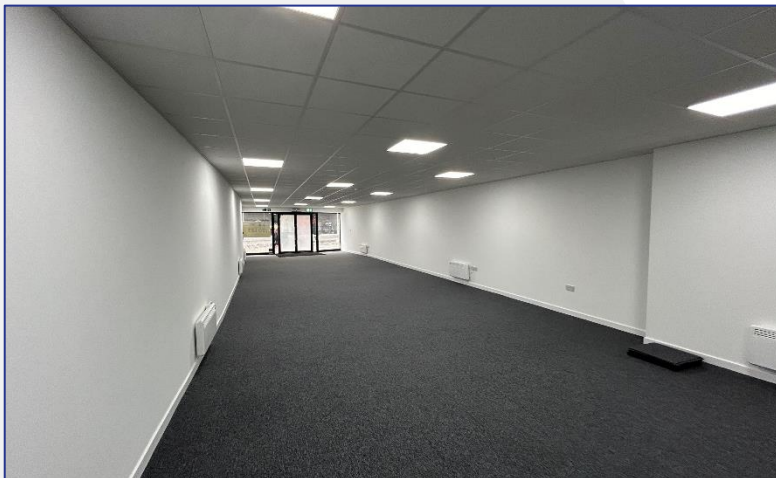
**SHEPHERD**  
Commercial  
01382 878005

**ORINSEN**  
0131 3741111

**PROMINENT RETAIL UNIT  
TO LET**

51 Murraygate, Dundee DD1 2EA  
1,571 sq ft, Ground Floor  
Net Internal Area: 465 sq m (5,005 sq ft)

This unit may be eligible for 12 months rate free through Fresh Start Relief funding.  
To apply online, scan QR code



**PROPOSAL**

Our clients wish to lease the property by way of a new FRI lease for a flexible term at £35,000 per annum.

**ENERGY PERFORMANCE CERTIFICATE**

Available on request.

**PLANNING**

The premises benefit from having Class 1A consent.

**VAT**

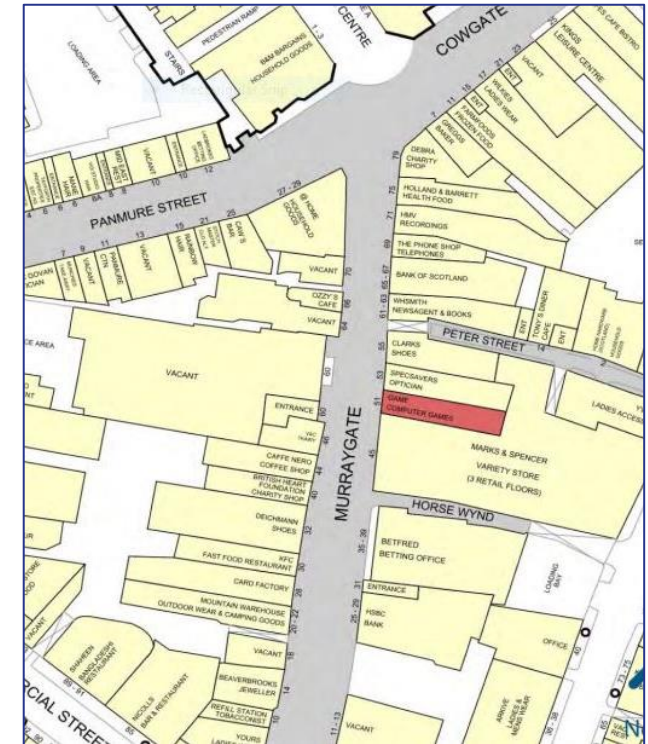
For the avoidance of doubt all prices quoted are exclusive of VAT.

**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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