

FOR SALE RETAIL

68/70 MURRAYGATE
DUNDEE
DD1 2BB

- Located within Prominent Pedestrianised Retail Pitch
- High Level of Passing Footfall
- Extends to 191.25 sq.m. / 2,058 sq.ft NIA over 2 floors
- Offers over £325,000



SUTHERLAND BROWN
Chartered Surveyors
TO LET
GREAT DEAL AVAILABLE
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LOCATION:

The city of Dundee has a population of approximately 150,000 and is situated on the north bank of the Firth of Tay approximately 25 miles northeast of Perth. Dundee benefits from a mainline railway station sitting on the East Coast Main Line with a further rail link to Perth and the Central Scotland network. The city also has the benefit of excellent road links to Aberdeen to the north with access to the main motorway network via the M90 and M9 to the south and east.

The property is located within the prime pedestrianised section of Murraygate, close to the Wellgate Centre and M&S. Other occupiers located nearby include Caffé Nero, Tesco, Costa Coffee, WH Smith and The Body Shop.

DESCRIPTION:

The subjects comprise retail premises arranged over the ground and first floors. The building is of traditional stone construction, beneath a pitched and slated roof.

The property benefits from an excellent retail frontage with two large display windows and double entrance doors.

Internally, the property provides an open plan retail space at both ground and first floor levels.

ACCOMMODATION:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

2,058 Sq ft (191.25 Sq m)

RATEABLE VALUE:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £29,300 per annum.

PRICE:

Offers over £325,000 plus VAT are invited for the benefit of our client's heritable interest in the subjects.

ENERGY PERFORMANCE:

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

VAT:

All prices quoted are exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP
27, Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100 (Agency Department)

EMAIL: lois.paterson@dmhall.co.uk,
fifeagency@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA3155

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