

Ryden.co.uk

0131 225 6612

7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN
Tel: 0131 225 6612

To Let
Prominent City Centre
Retail Opportunity



Unit C, 2-6 Murraygate, Dundee DD1 2AZ

- Prime retail unit forming part of prominent city centre corner site

Viewing strictly by appointment
with sole letting agents:

Iain Taylor
Tel: 0131 473 3264
Email: iain.taylor@ryden.co.uk

John Conroy
Tel: 0141 270 3176
Email: john.conroy@ryden.co.uk

Edinburgh
0131 225 6612

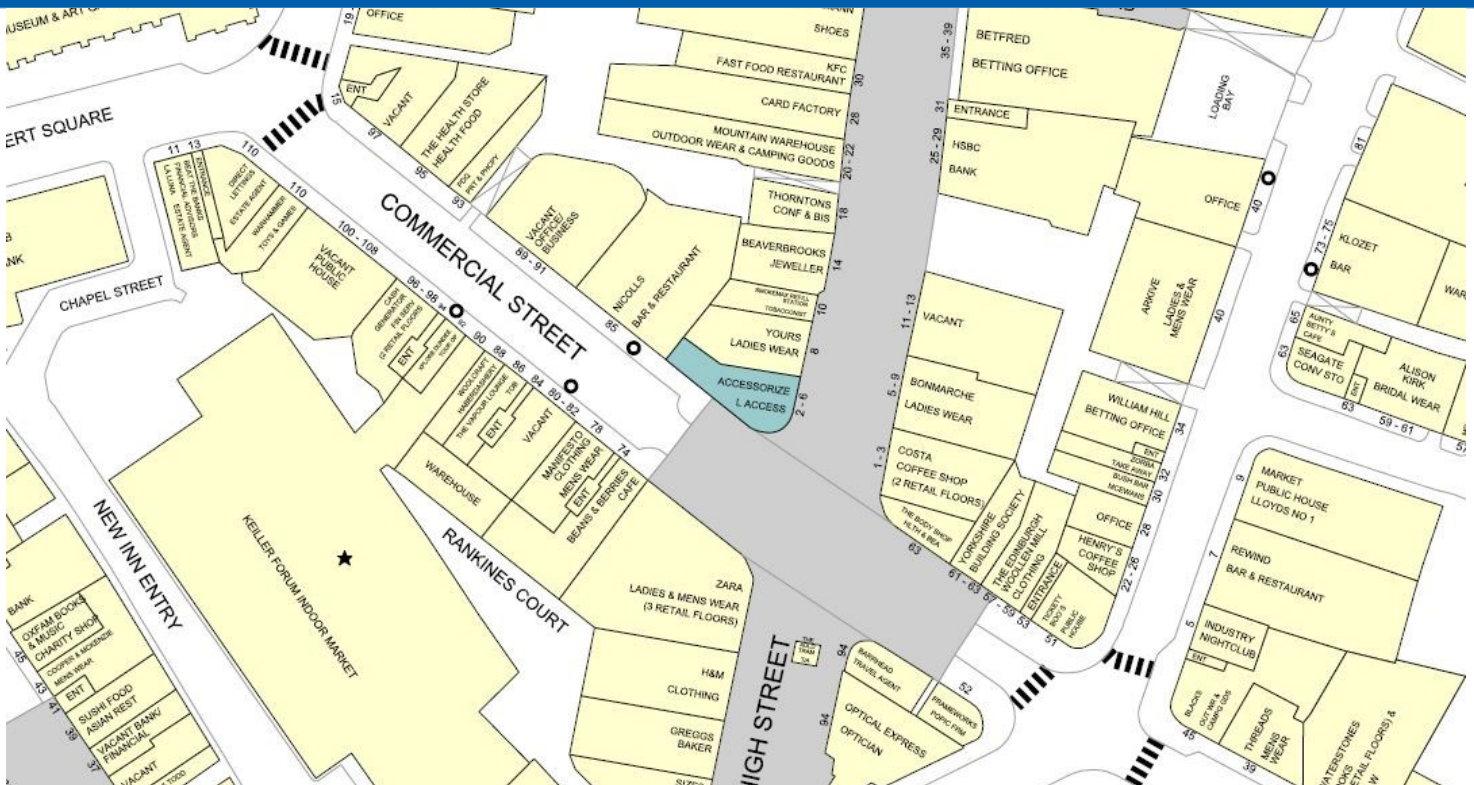
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



LOCATION

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

The subjects are in close proximity to the Dundee Waterfront Area which is currently undergoing a multi-million pound redevelopment comprising commercial and residential use to reconnect the city with the River Tay to the south. The newly opened Victoria & Albert Museum forms the central attraction of the Waterfront Area.

Dundee is the fourth largest city in Scotland, with a resident population of approximately 150,000 and a regional catchment population estimated at 330,000. Dundee sits on the east coast of Scotland, approximately 65 miles north of Edinburgh and a similar distance south of Aberdeen.

DESCRIPTION

The available unit comprises part of a traditional four storey building comprising retail units at ground floor with ancillary space and storage on upper floors.

ACCOMMODATION

The property provides the following approximate floor areas:

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
TOTAL	372 sq m	4,001 sq ft

We calculate the area ITZA to be 122 sq m (1,308 sq ft).

TERMS

The property is available by way of a new Full Repairing and Insuring lease incorporating five yearly upwards only rent reviews for a term to be agreed. Rent on application.

BUSINESS RATES

The Rateable Value (RV) for the property is £48,400 which will result in an annual liability for the full financial year (2019/20) of £23,716.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC "F" rating and a copy can be made available for review on application.

VIEWING

Strictly by prior appointment with the sole letting agents:

Iain Taylor
Tel: 0131 473 3264
Email: iain.taylor@ryden.co.uk

John Conroy
Tel: 0141 270 3176
Email: john.conroy@ryden.co.uk

Publication Date: **August 2019**