



PROMINENT RETAIL UNIT

- > NIA: 465 SQ M (5,005 SQ FT)
- > GROUND FLOOR: 1,571 SQ FT
- > MAY SUIT A VARIETY OF USES (SUBJECT TO CONSENT)
- > GOOD MIX OF NATIONAL / LOCAL OCCUPIERS
- > CAR PARKING NEARBY
- > ASKING RENT: OFFERS OVER £50,000 PER ANNUM

TO LET

51 MURRAYGATE, DUNDEE, DD1 2EA

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ORINSEN **SHEPHERD
COMMERCIAL**

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, Marks & Spencer, Caffè Nero, The Body Shop, Bank of Scotland, KFC, Greggs, Costa and Clarks.

DESCRIPTION

The subjects form the ground, first and second floor of an extensive 3 storey mid terraced building.

Internally the property comprises retail space over ground, first and second floors.

It may be possible to sub-divide the unit.

ACCOMMODATION

	SQ M	SQ FT
Ground	146	1,571
First	159	1,708
Second	160	1,726
TOTAL	465	5,005

The subjects have been calculated on a Net internal Area basis in accordance with the RICS Property Measurement 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 2023/2024 is 49.8p.



