



TO LET – RETAIL UNIT

Dundee, 46 Murraygate



- PROMINENT RETAIL UNIT WITHIN PRIME PITCH
- CONSISTENTLY HIGH FOOTFALL LOCATION
- NEARBY RETAILERS INCLUDE **M&S**, **TESCO** AND **CAFFE NERO**
- FLEXIBLE TERMS AVAILABLE SUBJECT TO COVENANT

LOCATION

Dundee is Scotland's fourth largest city and is located on the east coast of Scotland, lying approximately 90 miles north east of Glasgow and 75 miles north of Edinburgh.

The city has a resident population of 148,000 persons and an estimated catchment population in excess of 600,000 persons within a 30 mile radius.

DESCRIPTION

The property is located within the prime pedestrianised section of Murraygate, close to the Wellgate Centre and directly opposite **M&S**. Other occupiers located nearby include **Caffé Nero**, **Tesco**, **Deichmann**, **WH Smith**, **Specsavers** and **Clarks**.

ACCOMMODATION

Ground Floor	74.20 sq m	799 sq ft
First Floor	17.70 sq m	191 sq ft
Second Floor	7.62 sq m	82 sq ft
Third Floor	27.00 sq m	291 sq ft
Total	126.52 sq m	1,363 sq ft

USE

Class 1 (Retail).

TERMS

The subjects are available from **September 2018** on a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

RENT

Rental offers in excess of **£41,500 per annum** are invited.

RATES

We are verbally informed by the Local Authority that the 2017/18 Rateable Value of the shop will be: -

2017/18 Rateable Value	£41,000
2017/18 Commercial Rate Poundage	£0.466
(exclusive of water and sewerage rates)	

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

VAT

All figures are quoted exclusive of VAT.

VIEWING

Strictly by appointment via the sole letting agent:-

Reith Lambert

Richard Ford

0141 225 5710

richard@reithlambert.co.uk

David Thorburn

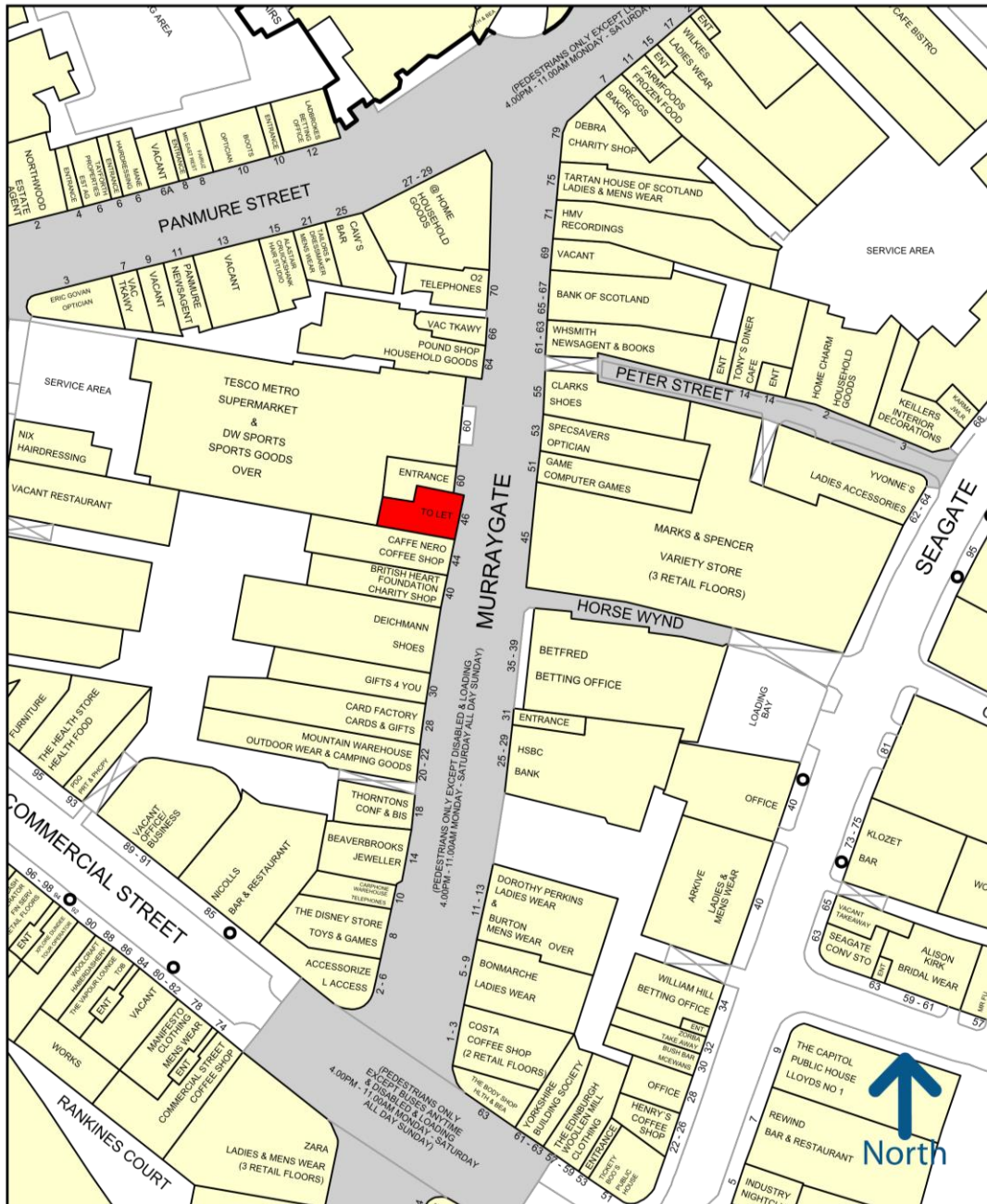
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