

**\*\*INTERNAL UPGRADE WORKS NOW COMPLETED\*\***

**TO LET / MAY SELL – RETAIL UNIT**  
68/70 Murraygate, Dundee, DD1 2BB



- PROMINENT RETAIL UNIT WITHIN PRIME PITCH
- CONSISTENTLY HIGH FOOTFALL LOCATION
- NEARBY RETAILERS INCLUDE **TESCO EXTRA**, **SPECSAVERS** 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. Occupiers located nearby include **Tesco Extra**, **Caffé Nero**, **Deichmann** and **Specsavers**.

**ACCOMMODATION**

Ground Floor	99.50 sq m	1,071 sq ft
First Floor	81.11 sq m	873 sq ft
<b>Total</b>	<b>180.61 sq m</b>	<b>1,944 sq ft</b>

**USE**

Class 1A (Retail).

**TERMS**

The subjects are available by way of a new full repairing and insuring lease of negotiable length, incorporating 5 yearly upward only rent reviews.

**RENT**

Rental offers in excess of **£25,000 per annum** are invited.

**HERITABLE INTREST**

Offers in excess of **£250,000 exclusive** are sought in respect of the heritable interest in the property.

**RATES**

The Rateable Value of the shop is: -

Rateable Value	£29,300
Commercial Rate Poundage	£0.498
(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**

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