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
Total	180.61 sq m	1,944 sq ft

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.

Reith Lambert

www.reithlambert.co.uk

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£29,300Commercial 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:-

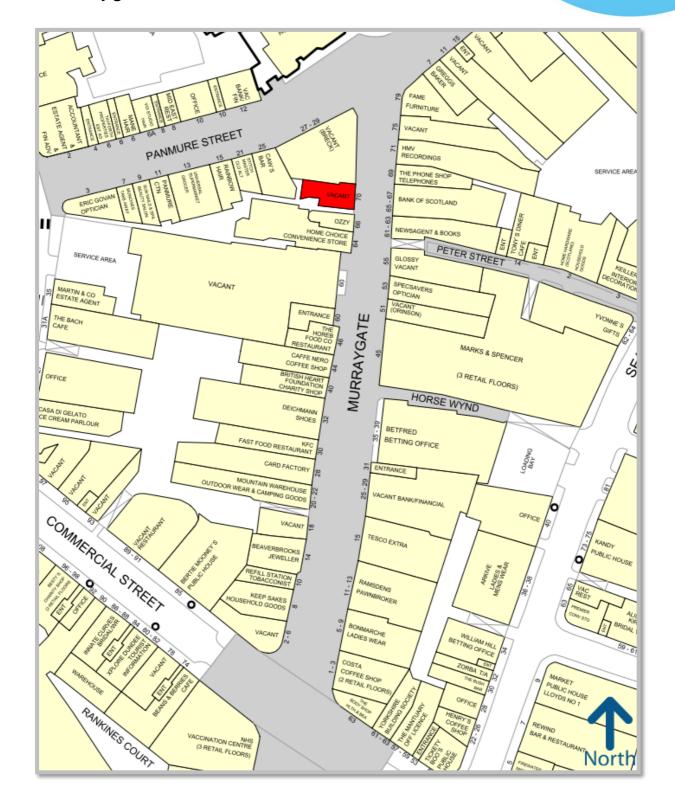
Reith Lambert

Richard Ford

07834 791 163 richard@reithlambert.co.uk

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

Reith Lambert



Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright and Experian Copyright. All rights reserved. Licence Number PU 100017316

Writings (Scotland) Act: This document does not and shall not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation. Misrepresentations Act: Reith Lambert Ltd for themselves and the vendors or lessors of this property whose agents they give notice that; (i) the particulars are set out as a general guidance for intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) descriptions, dimensions, reference to condition and necessary permissions for use and occupations and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Reith Lambert Ltd has any authority to make or give any representation of warranty whatever in relation to this property; (iv) unless otherwise stated all prices, rents and premiums etc are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. These particulars have been prepared as at April 2024.