

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

TO LET – 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**, **WH Smith**, **Specsavers** and **Clarks**.

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.

RENT

Rental offers in excess of **£35,000 per annum** are invited.

RATES

The Rateable Value of the shop is: -

Rateable Value	£29,300
Commercial Rate Pounding	£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

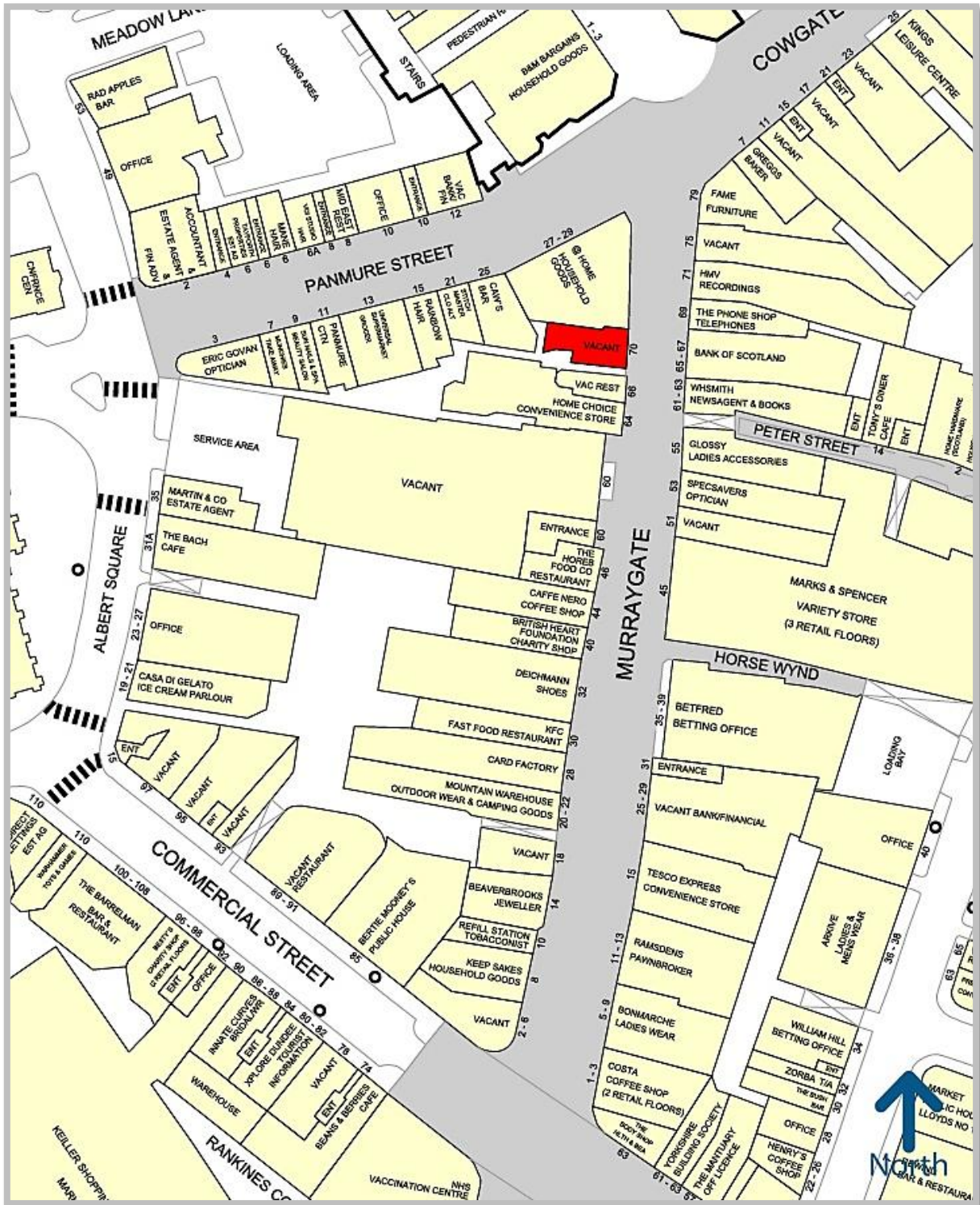
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