

TO LET

PRIME RETAIL UNIT

BUSY THOROUGHFARE

ADJACENT TO MAIN ENTRANCE INTO
WELLGATE CENTRE

ADJOINING TRADERS INCLUDE HMV AND
BANK OF SCOTLAND

PLENTIFUL OFF STREET CAR PARKING
NEARBY

GROUND FLOOR EXTENDING TO 218.86 SQ.
M (2,358 SQ. FT)
PLUS, UPPER FLOOR ANCILLARY SPACE

RENTAL OFFERS ARE INVITED



VIDEO TOUR



WHAT 3 WORDS



UNIT 2, 75/77 MURRAYGATE, DUNDEE, DD1 2EA

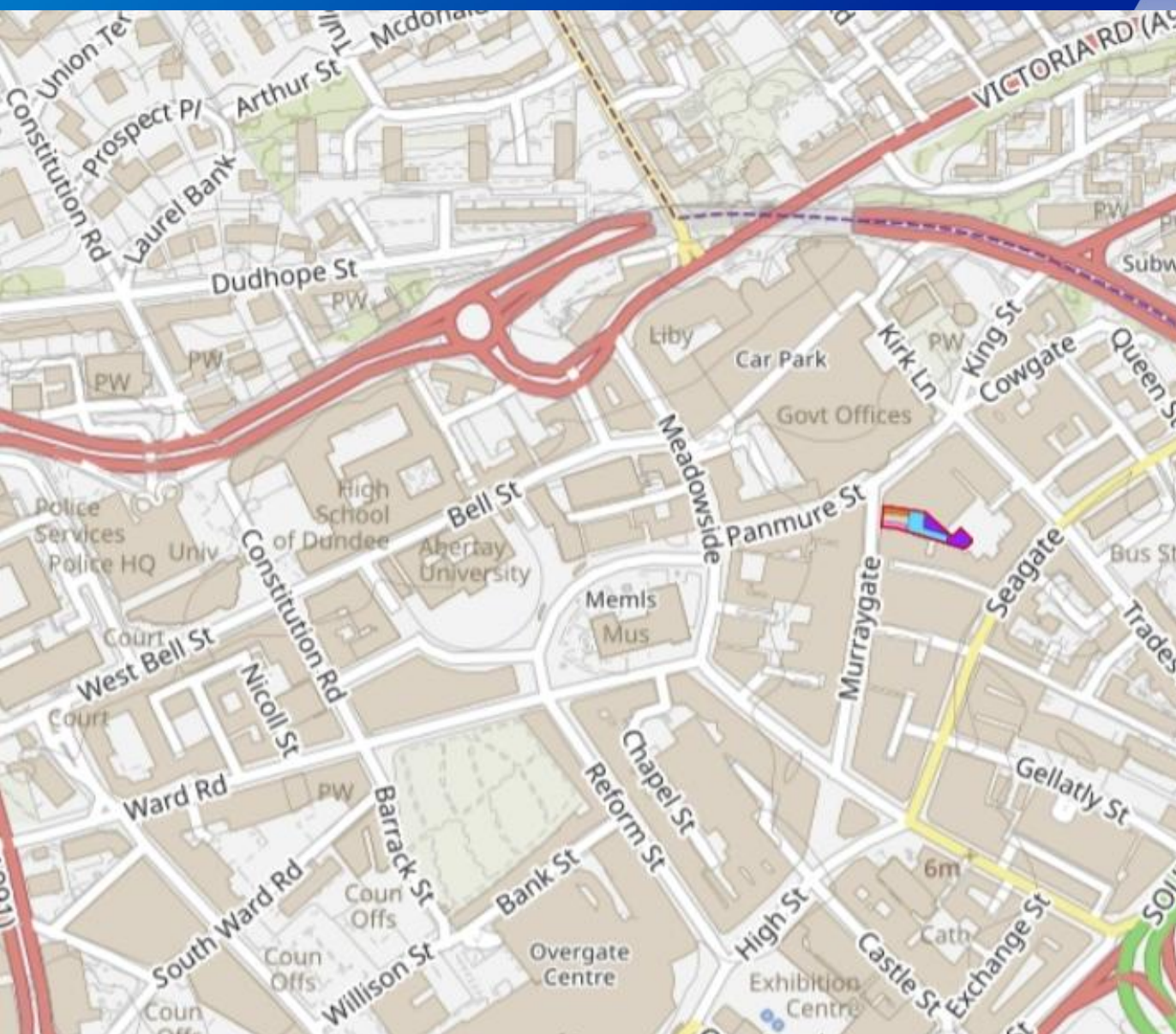
CONTACT: Gerry McCluskey gmccluskey@shepherd.co.uk | 07720 466022 | shepherd.co.uk
Scott Robertson s.robertson@shepherd.co.uk | 07880 502651





Location

UNIT 2, 75/77 MURRAYGATE, DUNDEE, DD1 2EA



LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 149,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The subjects are located on Murraygate which forms part of Dundee's prime shopping location, a traditional retail thoroughfare linking into High Street and connecting Wellgate and Overgate Shopping Centres

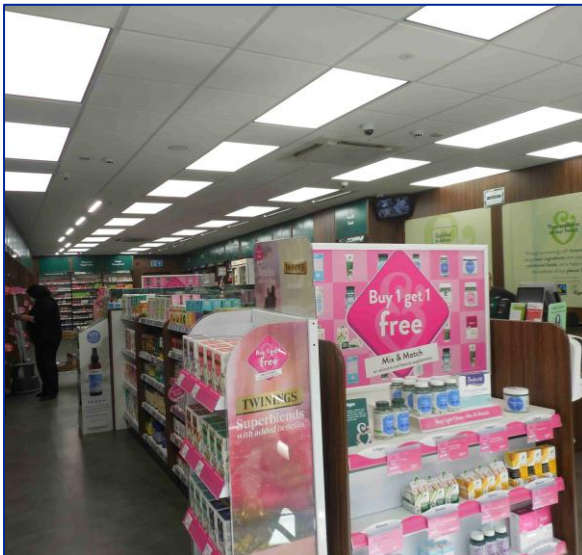


FIND ON GOOGLE MAPS



Description

UNIT 2, 75/77 MURRAYGATE, DUNDEE, DD1 2EA



DESCRIPTION

The subjects form part of a two-unit modern retail development planned over ground, first and second floor levels.

The property is constructed around a steel frame with concrete block infill panels and facing brick features. The roof over is partly pitched and laid in slate with a large flat roof section overlaid in modern materials. The floors are of concrete construction and the windows are timber casement frames incorporating double glazed units.

The ground floor is currently well fitted for retail purposes and the first floor is part fitted, providing a training room and staff kitchen at either side of an internal stair that has been introduced between ground and first floor for improved circulation.

ACCOMMODATION

	m ²	ft ²
GROUND FLOOR		
Retail, Stockroom, Manager;s Office & Disabled W.C.	218.86	2,358
FIRST FLOOR		
Training Room, Staff Kitchen & Storage Area	207.58	2,234
SECOND FLOOR		
Storage Area & W.C. facilities	206.60	2,224
TOTAL	633.04	6,816

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



EPC

The subject property has an EPC rating - B

LEASE TERMS

The property is available for lease for negotiable term of years.

Serious rental offers will be considered.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the Valuation Roll at:

Rateable Value - £52,100

The rate poundage for the financial year 2025/2026 is 55.4p for properties with rateable values between £51,001 and £100,000

VAT

All prices quoted are exclusive of VAT which will be charged at the current rate

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting

LEGAL COST

Each party is expected to bear their own legal costs in connection with the letting with the ingoing tenant assuming responsibility for any LBTT liability and Registration Dues.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Scott Robertson

s.robertson@shepherd.co.uk



Gerry McCluskey

g.mccluskey@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk