WESTPORT PROPERTY
CHARTERED SURVEYORS

Leisure, Restaurant / Cafe, Retail

TO LET / FOR SALE

72-78 Murraygate, Dundee, DD1 2BB

PROMINENT CITY CENTRE CORNER UNIT

Tenure	To Let / For Sale
Available Size	9,908 sq ft / 920.48 sq m
Rates Payable	£32,242.80 per annum Any new occupier would have the right to appeal this assessment.
Rateable Value	£58,200
EPC Rating	Upon enquiry

Key Points

- EXTENSIVE FRONTAGE
- WITHIN 5 MINS WALK OF THE PROPOSED EDEN PROJECT
- IMMEDIATE ENTRY
- GROUND, FIRST AND SECOND FLOORS
- SITUATED ON MAIN RETAILING THOROUGHFARE
- FLEXIBLE TERMS
- MAY BE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

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Description

The property comprises a substantial ground, first and second floor retail unit contained within a 3 storey corner building. The premises can be subdivided to suit specific requirements and further information is available on request.

The subjects benefit from an extensive glazed display frontage. Internally, the accommodation is mainly open plan and is suitable for a variety of uses.

Location

The property occupiers a prominent position at the corner of Murraygate and Cowgate, a busy pedestrianised section of Dundee city centre.

The property lies in close proximity to the Wellgate Shopping Centre, one of the principal shopping centres in Dundee, along with the Central Business District and the McManus Gallary and Art Museum on Albert Square. Other nearby commercial occupiers include Costa Coffee, Tesco, Greggs, Betfred, Caffe Nero, Halifax, HMV, Specsavers as well as a number of other national and local retailers and office occupiers.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

Dundee and Angus College has recently announced ambitious plans to takeover the Wellgate Shopping Centre as part of an unprecedented £265 million transformation to turn this into its new city centre campus.

Accommodation

We have measured the premises and calculated the floor area to be as follows:-

Ground - 325.7 sq m (3,506 sq ft)
First - 314.7 sq m (3,388 sq ft)
Second - 280.0 sq m (3,014 sq ft)

TOTAL - 920.04 SQ M (9,908 SQ FT)

Terms / Price

The premises are available on full repairing terms at a rent to be negotiated.

Alternatively, offers are invited for the heritable proprietor's interest.

Rateable Value

The premises are currently entered in the Valuation Roll as follows:-

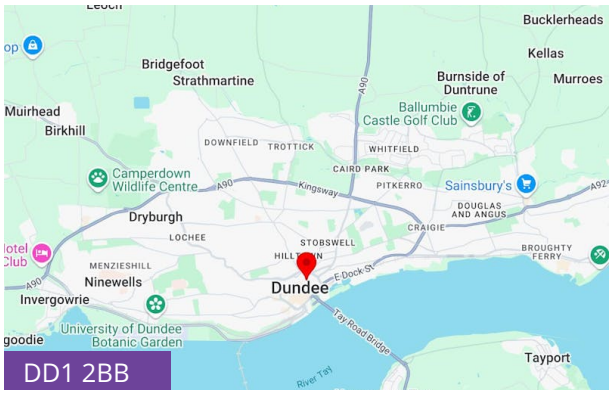
Shop - NAV/RV - £58,200

Any new occupier would have the right to appeal this rating assessment.

VAT

All prices, premiums and rents are quoted exclusive of VAT which may be payable.

Energy Performance Certificate



Viewing & Further Information

Fergus McDonald
01382 225517 | 07900 474406
fergus@westportproperty.co.uk

Adam Hutcheson
01382 225517 | 07818787874
adam@westportproperty.co.uk

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Available on request.

Viewing

Please contact the sole marketing agent, Westport Property, on 01382 225 517.