



Ground Floor - 72-78 Murraygate, Dundee, DD1 2BB

PROMINENT CITY CENTRE CORNER UNIT

Tenure	To Let / For Sale
Available Size	3,506 sq ft / 325.72 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- EXTENSIVE FRONTAGE
- WITHIN 5 MINS WALK OF THE PROPOSED EDEN PROJECT
- IMMEDIATE ENTRY
- 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 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 occupies 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 Gallery and Art Museum on Albert Square. Other nearby commercial occupiers include Costa Coffee, Tesco, Greggs, Betfred, Caffè 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)

## Terms / Price

The premises are available on full repairing terms at a rent to be negotiated. Further information is available from the marketing agents.

## Rateable Value

Further information is available from the marketing agent.

## VAT

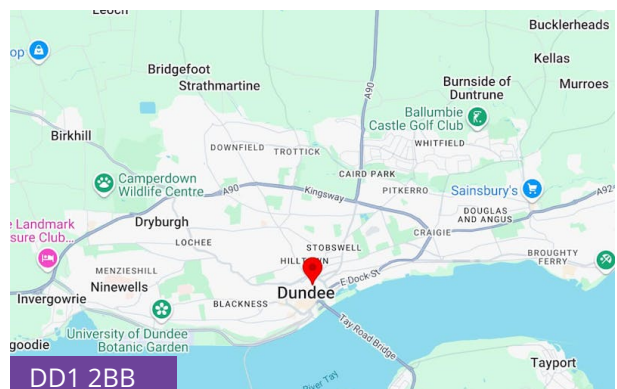
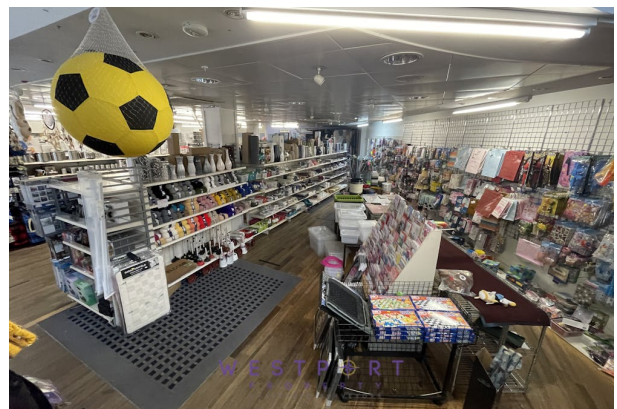
All prices, premiums and rents are quoted exclusive of VAT which may be payable.

## Energy Performance Certificate

Available on request.

## Viewing

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



## Viewing & Further Information



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**WESTPORT**  
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