WESTPORT PROPERTY
CHARTERED SURVEYORS

Leisure, Retail

TO LET / FOR SALE



35 Murraygate, Dundee, DD1 2EE

PRIME CITY CENTRE RETAIL / LEISURE SPACE

Tenure	To Let / For Sale
Available Size	5,056 sq ft / 469.72 sq m
Rates Payable	£21,961.80 per annum
Rateable Value	£44,100
EPC Rating	Upon enquiry

Key Points

- PROMINENT FRONTAGE
- SITUATED ON MAIN RETAILING THOROUGHFARE
- MAY BE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
- GROUND, FIRST AND BASMENT FLOORS
- FLEXIBLE TERMS

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Description

The property comprises an attractive Grade B listed former banking hall arranged over ground, part first floor and basement level.

The ground floor is mostly open plan and has been fitted out as a Betting Shop with ancillary / staff accommodation to the front and rear. There is additional ancillary accommodation at first floor (front) and basement.

In addition, there is a rear yard area accessed via a roller door which provides vehicular access. The property benefits from two designated car parking spaces within the yard.

The remainder of the first floor (rear) and upper floors are separately owned and not included within the demise.

Location

The property is situated in the heart of Dundee town centre, occupying a prime position on the pedestrianised Murraygate. Surrounding occupiers include Costa Coffee, Ramsdens, Card Factory, Caffe Nero, WH Smith, Specsavers, Halifax and Tesco Express.

The property benefits from being situated midway between the city's two shopping centres, the Overgate Centre and Wellgate Centre.

With over 60 stores and 700 parking spaces, Overgate is home to occupiers including Frasers, H&M, Primark, Pandora, Next, Greggs, Sports Direct and Starbucks.

Wellgate comprises approximately 350,000 sq ft of retail and leisure accommodation and 600 car parking spaces. Dundee & Angus College is exploring a major £265 million transformation that includes potentially acquiring and redeveloping the Wellgate Shopping Centre into a new city-centre campus.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice to be as follows:-

Ground Floor - 369.00 sq m (3,972 sq ft)
First Floor - 57.78 sq m (622 sq ft)
Basement - 42.92 sq m (462 sq ft)

TOTAL - 469.70 SQ M (5,056 SQ FT)

Terms

The premises are available by way of a full repairing and insuring lease for terms to be negotiated.

Alternatively, our clients may consider offers for the Heritable Proprietors Interest (Scottish Equivalent of Freehold).

VAT

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







Viewing & Further Information



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Business Rates

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

Betting Office - NAV/RV - £44,100

Energy Performance Certificate

The property has an EPC rating of 'B'.

Viewing

Strictly by appointment with the sole marketing agents, Westport Property.