



## Details

Dundee

DD1 2HS

City Centre

546.27 sq.m (5,880 sq.ft)

## Agent(s)

### Westport Property

3 Old Hawkhill

3 Old Hawkhill

Dundee

DD1 5EU

Phone: 01382 225517

[fergus@westportproperty.co.uk](mailto:fergus@westportproperty.co.uk)

<http://www.westportproperty.co.uk>

## Location

The City Centre is accessed from Marketgait, the inner ring road and Dock Street (A92), the A92 being a main arterial route between Aberdeen and Fife. Murraygate, the main shopping precinct in Dundee, is a bustling area with many household names, including Marks & Spencer, Tesco & Costa. Various streets run perpendicular to Murraygate, most notably Commercial Street, Castle Street and Reform Street, occupied by nationals and independents and is flanked by the Wellgate Centre, on the East and the Overgate Centre, on the West.

## Description

Available From: Immediately

- The subjects comprise a ground floor retail unit within a Category C Listed three storey mid'terraced tenement building of traditional stone wall construction with pitched and slated roof over.
- The premises are fitted out to a high standard with good frontage and display windows, modern floor and display lighting, suspending grid ceiling incorporating fluorescent strip lighting, and a security system with roller doors.
- The basement level provides extensive storage space, a small staff kitchen, break out area and two staff toilets.

## Accommodation

- We have measured the Net Internal Area of subjects in accordance with the RICS Code of Measuring Practice to be as follows:-
- 546 sq m (5,880 sq ft)

## Other Info

- Each party will be responsible for their own legal costs in connection with this transaction with the tenant being responsible for any Land & Building
- Transaction Tax and VAT liability incurred thereon in.

## Terms

Lease Details - The accommodation is available by way of a new lease on full repairing and insuring terms at a rental of £55,000 per annum exclusive of VAT, Rates and Service Charge.

## Rates

Rateable Value - £44,500

## Last Updated

19/02/2025

## Brochures

[View Agents Brochure](#)

The information contained in this document is intended as a guide only. Whilst the information is believed to be correct at the time of publication, it is not warranted or guaranteed. All statements are made without responsibility on the part of the City Council and interested parties should not rely on the information contained in the document but satisfy themselves as to its accuracy.