



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

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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](#)

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