



Details

Dundee
DD1 4DW
City Centre
56.49 sq.m (608 sq.ft)

Agent(s)

Westport Property

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Available From: 01/06/2025

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

The subjects comprise the ground and basement floors of a mid-terraced tenement block. Internally, the accommodation provides a bright, open-plan rectangular retail space divided into a large front shop and a small kitchen preparation area to the rear. A staircase provides access to a large basement store beneath, accommodating a single WC. The premises benefit from an extensive traditional glazed frontage to Perth Road. All catering related fixtures and fittings will be removed by the current tenant at the end of their tenancy. The property will therefore be available in a shell condition.

Accommodation

The accommodation has been measured in accordance with the RICS code of measuring practice to be as follows: Ground Floor - 336 sq ft Basement Floor - 272 sq ft

Other Info

The premises are currently entered in the Valuation Roll with a Rateable Value as follows: Shop - NAV / RV - £11,500 Any new occupier may benefit from 100% business rates discount under the terms of the Small Business Bonus Scheme.

Terms

Lease Details - The premises are available by way of a new full repairing and insuring lease at a rent of £14,500 per annum. VAT is not chargeable on the rent. Rent - £14,500 per annum

Rates

Rateable Value - £11,500

Last Updated

24/03/2025

Brochures

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