



## Details

**73 73**

Dundee

DD1 4HY

City Centre

29.1 sq.m (313 sq.ft)

## Agent(s)

**DM Hall**

Shed 26

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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

The subjects comprise a ground floor mid-terraced retail premises within a traditional building of stone construction. This retail unit benefits from a floor to ceiling glazed display window and

recently painted frontage and signage. Internally, the premises is currently fitted out as a modern barbershop with 5 styling stations. To the rear, the unit accommodates a kitchenette/tea prep and single WC. The floors are of vinyl covering and walls have been plastered, part-panelled and painted. The exposed and painted ceiling with a series of triple pendant lighting completes the modern finish.

## Other Info

- Perth Road is a popular and well established hub for local and student residents in Dundee's west end. The subjects are on a busy and sought after pitch of the Perth Road, approximately 0.5 miles west of the city centre and directly south of the University of Dundee.
- The property itself is serviced by excellent transport links with numerous bus operators servicing the Perth Road and Dundee Railway Station and Bus Station approximately 1 mile east. Free on-street car parking is available alongside Mid Wynd Car Park directly behind the property.
- Within the surrounding area of the property there boasts a variety of commercial occupiers accommodating Dundee's popular cafes, shops, bars and restaurants. Neighbouring occupiers include Tartan Coffee House, Vintage Strings, Rivertown, Piccolo, Babujee, Kwik Fit and The George Orwell.

## Terms

Lease Details - Rental offers of £10,000 per annum are invited on the basis of a new full repairing and insuring lease.

## Rates

Rateable Value - N/A

## Last Updated

03/06/2025

## Brochures

[View Agents Brochure](#)

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