



## Details

**46 46**

Dundee

DD1 2AZ

City Centre

180.96 sq.m (1,948 sq.ft)

## Agent(s)

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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 mixed-use commercial building of traditional stone construction beneath a pitched and slated roof. The property benefits from attractive and intricate masonry on a white-

Featured

painted facade above ground full display frontage.

## Accommodation

- The ground floor comprises Class 3 restaurant premises trading as Horeb Food Company with rear upper level storage, WC and ancillary space. There is seating capacity for 26 guests in front of an open-concept fully fitted kitchen together with rear office and customer WC facilities. The premises are fitted out to a modern specification attracting customers into a colourful Afro-Caribbean dining experience.
- The two upper floors comprise beauty salon premises trading as The Hair Lounge and Polished Beauty. The 1st floor consists a modern open plan hair salon together with reception/sales and soft seating area. There are 10 styling stations arranged in a bright and modern environment, reflecting a professional practice. The 2nd floor consists modern beauty practice with treatment tables and two private rooms. There are WC facilities to the rear and private office/store.

## Other Info

- Dundee is Scotland's fourth largest city with a population of 150,000. The city is undergoing major redevelopment along the waterfront with the recently developed V&A Museum, Dundee Railway Station and Grade A offices to attract more talent and industry to the region. The city is well known for its universities, medicine and life sciences and technological industries.
- Murraygate is Dundee's primary pedestrianised retail high street. The subjects occupy a prime position with neighbouring occupiers including WH Smith, Specsavers, Bank of Scotland and Cafe Nero. The subjects benefit from the city centres public transport services as well as various nearby multi-storey and on-street car parks.

## Terms

Price - £200,000

## Rates

Rateable Value - N/A

## Last Updated

03/06/2025

## Brochures

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