



18 Murraygate  
Dundee  
DD1 2AZ

- Located within Prominent Pedestrianised Retail Pitch
- High Level of Passing Footfall
- National Operators Close-By
- Multi Floor Commercial Unit
- Extends to 194 sq.m. / 2,081 sq.ft.
- All Enquiries Invited



## LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with 90% of the country's population within 90 minutes' drive time.

The property is located within the prime pedestrianised section of Murraygate, close to the Wellgate Centre and directly opposite M&S. Other occupiers located nearby include Caffé Nero, Tesco, Deichmann, WH Smith, Specsavers and Clarks.

The approximate location is shown by the OS Plan.

## DESCRIPTION

The subjects comprise a ground and first floor commercial unit contained within a mid-terraced 4 storey traditional stone constructed tenement. Ownership of the heritable interest includes all the upper floors and pend. The subjects are



of traditional stone construction held beneath a pitched and slated roof.

Internally, a well-presented retail unit which benefits from a double display frontage and a glazed recessed timber door accessed directly from the Murraygate.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following Net Floor Area:

FLOOR	SIZE (SQ.M)	SIZE (SQ.FT)
Ground	80	862
First	113	1,219
Total	193	2,081

## RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Net and Rateable Value of £27,554.

The unified business rate for the year 2023/2024 is 49.8p exclusive of water and sewerage rates.

## LEGAL COSTS + VAT

For the avoidance of doubt, all figures are quoted exclusive of VAT unless otherwise stated. However, interested parties are advised to satisfy themselves in this regard.

## EPC

Available on request.

## PRICE

The subjects are available To Let. Offers of £35,000 per annum are invited.

Alternatively, there may an opportunity for the subjects For Sale.

Further information is available from the Joint Agents.

## VIEWING + OFFICE ADDRESS

Viewing is through the Joint Agents, Messrs. Graham + Sibbald.

To arrange a viewing please contact:



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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2023