

PRIME RETAIL UNIT

- > PRIME MURRAYGATE LOCATION.
- > ADJACENT TO MAIN ENTRANCE INTO WELLGATE CENTRE.
- > ADJOINING TRADERS INCLUDE HMV AND BANK OF SCOTLAND.
- > PLENTIFUL OFF STREET CAR PARKING NEARBY.
- > GROUND FLOOR EXTENDING TO 218.86 SQ. M. (2,358 SQ. FT.) PLUS UPPER FLOOR ANCILLARY SPACE.
- > ASKING RENT £50,000 PER ANNUM.

HOLLAND & BARRETT

TO LET

UNIT 2, 75/77 MURRAYGATE, DUNDEE, DD1 2EA

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LOCATION

Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen (circa 105 kilometres (65 miles) to the north) and Edinburgh (circa 96 kilometres (60 miles) to the south) overlooking the Tay Estuary and has a resident population of circa 149,000 persons (National Records of Scotland 2020).

Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside.

The subjects are located on Murraygate which forms part of Dundee's prime shopping location, a traditional retail thoroughfare linking into High Street and connecting Wellgate and Overgate Shopping Centres.

DESCRIPTION

The subjects form part of a two-unit modern retail development planned over ground, first and second floor levels.

The property is constructed around a steel frame with concrete block infill panels and facing brick features. The roof over is partly pitched and laid in slate with a large flat roof section overlaid in modern materials. The floors are of concrete construction and the windows are timber casement frames incorporating double glazed units.

The ground floor is currently well fitted for retail purposes and the first floor is part fitted, providing a training room and staff kitchen at either side of an internal stair that has been introduced between ground and first floor for improved circulation.

| ACCOMMODATION | SQ. M. | SQ. FT. |
|---|---------------|--------------|
| Ground Floor | | |
| Retail, Stockroom, Manager's Office and Disabled W.C. Facilities. | 218.86 | 2,358 |
| First Floor | | |
| Training Room, Staff Kitchen and Storage Area. | 207.58 | 2,224 |
| Second Floor | | |
| Storage Area and W.C. Facilities | 206.60 | 2,224 |
| TOTAL | 633.04 | 6,814 |

The above areas have been calculated from site measurements and are presented on a net internal area basis.

RATEABLE VALUE

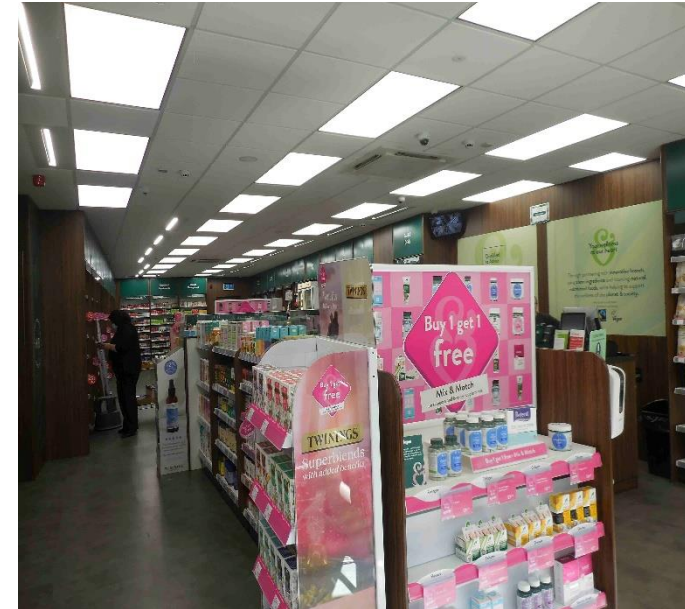
The subjects have been assessed for rating purposes and have been entered in the Valuation Roll at:

Rateable Value - £52,100.

The rate poundage for the financial year 2023/2024 is £51.1p for properties with rateable values between £51,001 and £100,000.

EPC

EPC Rating – 'B'.



TERMS

The property is available for lease for a negotiable term of years.

Rent - £50,000 per annum.

VAT

All prices quoted are exclusive of VAT which will be charged at the current rate.

LEGAL COST

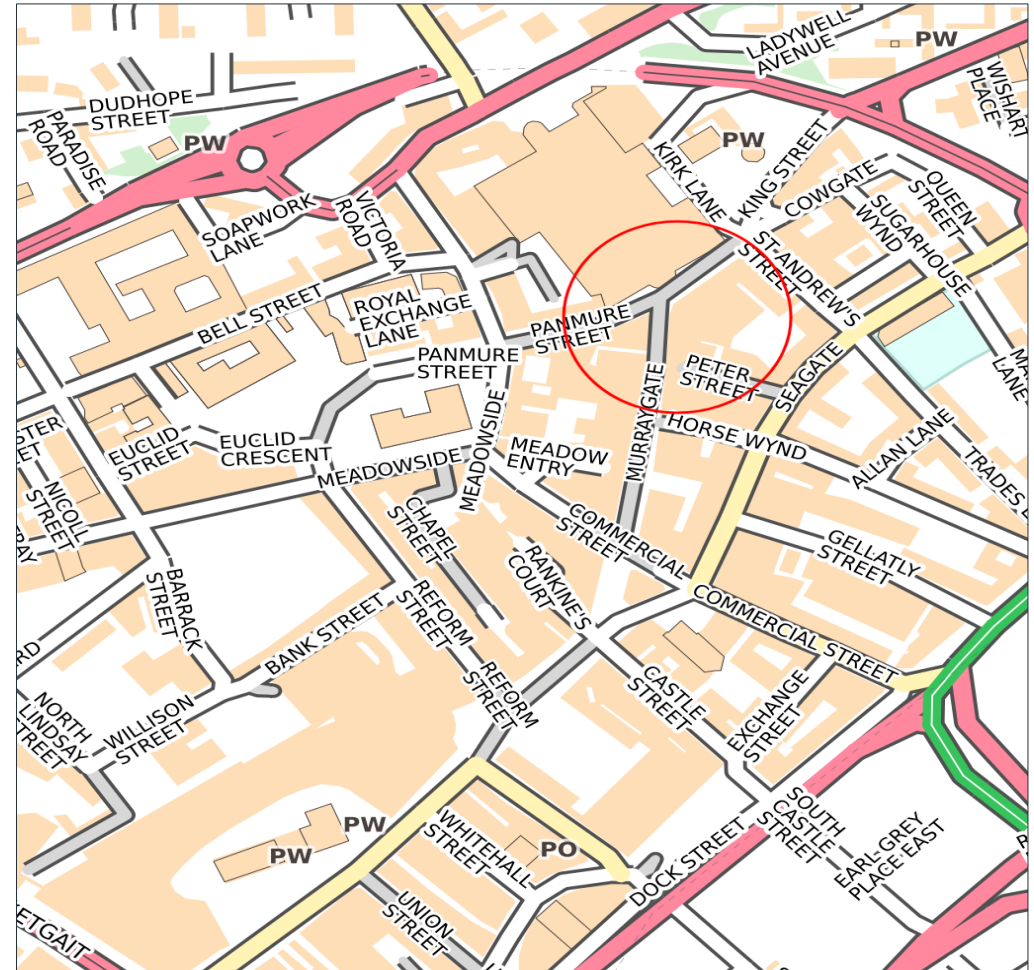
Each party is expected to bear their own legal costs in connection with the letting with the ingoing tenant assuming responsibility for any LBTT liability and Registration Dues.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Letting Agents.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors

13Albert Square, Dundee, DD1 1XA 01382 878005

www.shepherd.co.uk

