

TO LET

55 Murraygate
Dundee DD1 2EA

- ▶ Prominent ground, 1st & 2nd floor unit - 5,496 sq ft
- ▶ Semi pedestrianised street
- ▶ Quoting rent £50,000 pa
- ▶ Vacant possession in August 2023



LOCATION

Dundee is Scotland's fourth largest city with a high volume of students alongside a growing tourism industry. There has been significant investment in the City with the V & A Museum delivered in 2017 and the extensive Waterfront Regeneration project.

DESCRIPTION

The property is situated at the north end of the pedestrianised section of Murraygate and within walking distance of both the Wellgate and Overgate shopping centres. The subject comprise of a modern retail unit providing good quality space at ground, first and second floors.

ACCOMMODATION

We calculate the property to extend to the following approximate net internal areas:

GROUND FLOOR	1,681 SQ FT	156.2 SQ M
FIRST FLOOR	1,954 SQ FT	181.5 SQ M
SECOND FLOOR	1,861 SQ FT	172.9 SQ M
TOTAL	5,496 SQ FT	510.6 SQ M

PLANNING

The subjects is currently consented under Class 1A planning, which has replaced and combined former use classes 1 (shops) and 2 (financial, professional and other services). Changes between the previous two classes is therefore possible without the need to apply for planning permission. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

Available by way of a new lease. The property is elected for VAT.

RENT

Offers of **£50,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£46,700**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£23,257**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = G.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

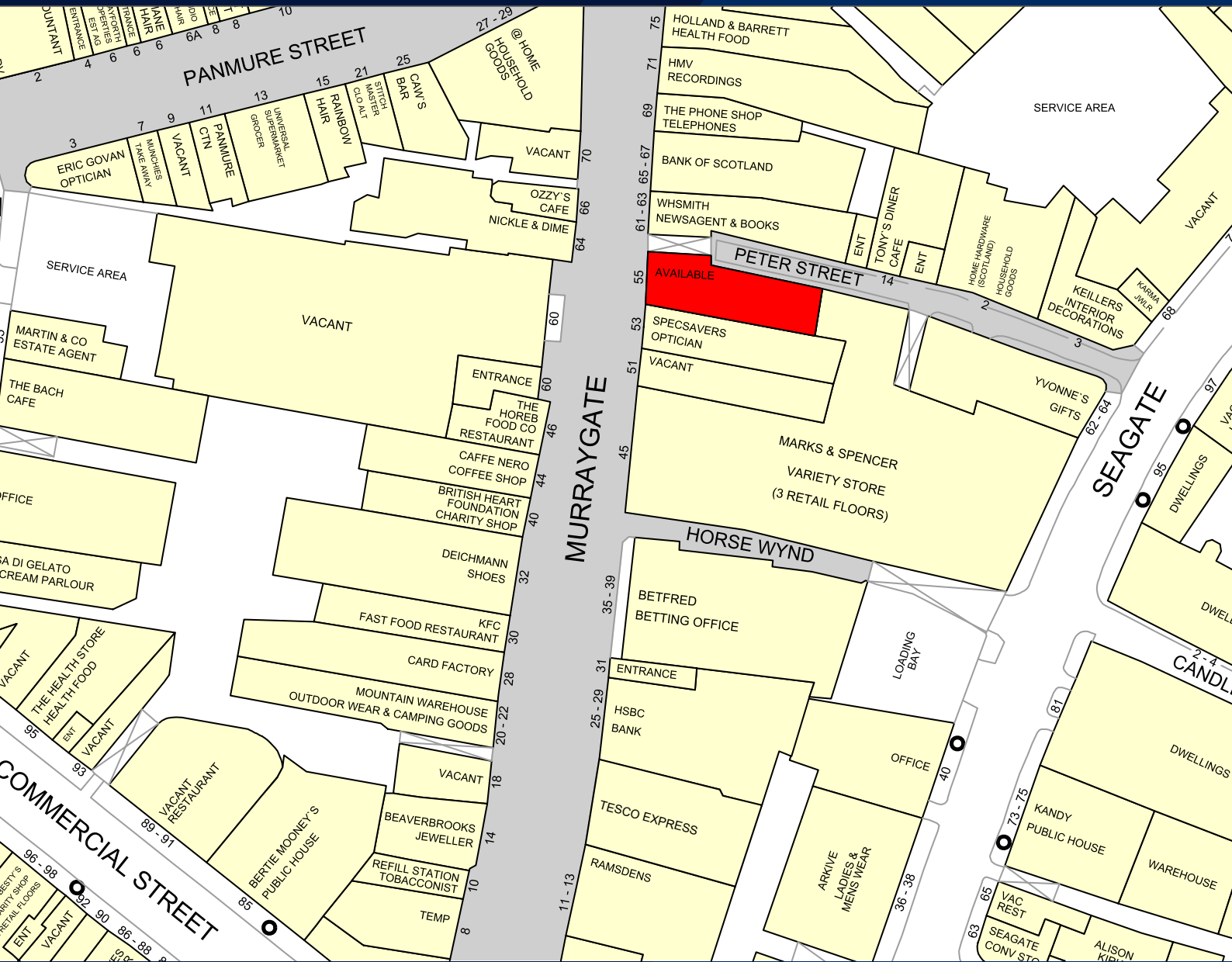
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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