kenneymoore

PROPERTY CONSULTANTS

PROMINENT CITY CENTRE SHOP

DUNDEE

TO LET or FOR SALE FREEHOLD

(No VAT)



12/16 Murraygate

DUNDEE, DD1 2AZ

LOCATION

The property occupies a prime location on Murraygate, close to its junction with High Street.

The property lies in close proximity to both the Overgate and Wellgate Shopping Centres, along with the Central Business District and the McManus Gallary and Art Museum on Albert Square. Other nearby commercial occupiers include Costa Coffee, Tesco, Greggs, Betfred, Caffe Nero, Halifax, HMV, Specsavers as well as a number of other national and local retailers and office occupiers.

The surrounding area is undergoing a £1 billion upgrade to transform the city into a world leading waterfront destination for visitors and businesses. The Victoria & Albert Museum, Caird Hall, Dundee Science Museum, City Quay Water Sports Centre, Olympia Leisure Centre, Slessor Gardens and the proposed Eden Project are all within 5 minutes walk.

Dundee and Angus College has recently announced ambitious plans to takeover the Wellgate Shopping Centre as part of an unprecedented £265 million transformation to turn this into its new city centre campus.

DESCRIPTION

An attractive 6 storey building arranged on basement, ground and four upper levels. To the rear of the property is a significant stone spiral staircase providing access to all the floors.

The property is Listed (Category B) under Historic Scotland reference LB25366.

Shown on the accompanying goad plan as 14 Murraygate, the property has the following approximate dimensions and areas:

Gross Frontage:	38 ft 0”
Net Internal Width:	33 ft 6”
Sales Depth:	44 ft 5”

Ground Floor Net Sales:	1,083 sq ft
Basement Ancillary:	992 sq ft
First Floor Staff/Storage:	1,034 sq ft
Second Floor Ancillary:	1,137 sq ft
Third Floor Ancillary:	1,141 sq ft
Fourth Floor Ancillary:	1,030 sq ft

FREEHOLD SALE

£225,000 with vacant possession. We’re advised VAT will **not** be payable on the purchase price.

LETTING

A new lease for a term to be agreed is available at a rent of **£30,000 pax**.

REDEVELOPMENT

Subject to the grant of planning consent, the vendor believes there is potential for conversion of the upper floors to a residential use. Interested parties should however make their own enquiries with the Local Planning Authority.

COSTS

Each party to be responsible for their own legal costs.

RATES

Rateable Value: £24,500 pa.
Rates Payable: £11,784.50.

Under the Fresh Start scheme the property qualifies for 100% rates relief for 12 months.

EPC

The property has an EPC rating of A. Please see attached.

PHOTOS & PLANS

Any plans & photographs provided are correct at the time of publication. Interested parties should not however rely on their accuracy in making any decisions about this opportunity.

AGENT’S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser once a sale has been agreed.

The proposed purchaser will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

Subject To Contract 16.06.26 (V8)

FURTHER INFORMATION & VIEWING

Please contact joint agents:

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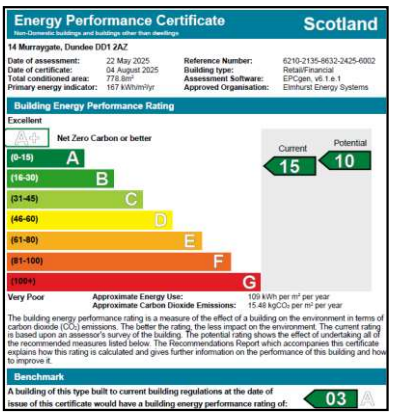



50 metres

Experian Goad Plan Created: 25/02/2025
Created By: Kenney Moore

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