

# DM HALL

To Let

Prime City Centre  
Retail Premises

Unit A,  
2-6 Murraygate,  
Dundee, DD1 2AZ



43.29 SQ M  
466 SQ FT

# Property Details

- Prime city centre location
- Within prominent corner building
- Available for immediate entry
- Qualifies for 100% business rates relief under SBBS
- Available for £30,000 per annum

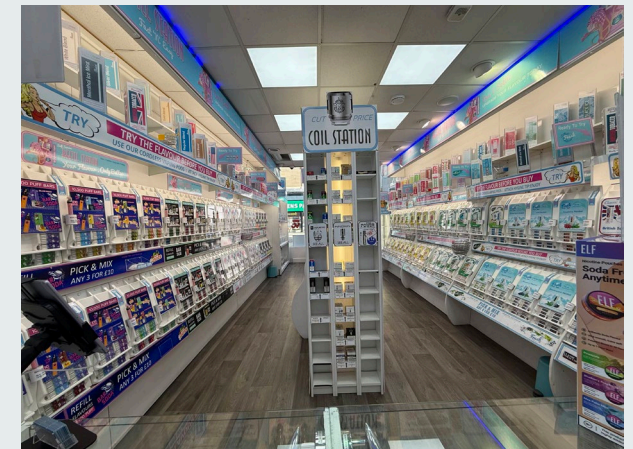
## LOCATION:

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 corner building at the junction of Murraygate and Commercial Street. The Murraygate will benefit from the £1.5 million Eastern Quarter Project, delivering upgrades to the public realm and an enhanced streetscape.

Neighbouring occupiers including The Body Shop, Costa Coffee, Bonmarche, Ramsdens, Tesco Express, Sense Scotland and The Card Factory. The subjects benefit from the city centre's public transport services as well as various nearby multi-storey and on-street car parks.

The location of the subjects is shown on the appended plan.



# Property Details

## DESCRIPTION:

The subjects are situated within a prominent corner building of traditional stone construction arranged over four storeys. Unit A comprises ground floor retail accommodation benefitting from:

- Ready for immediate occupation
- Excellent signage opportunities
- Full height glazed double display frontage
- Open plan sales area
- Suspended ceiling grid with integrated LED lighting
- Air conditioning
- Rear office/store and WC

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

ACCOMMODATION	SQ M	SQ FT
Retail	52.36	564

## SERVICES:

The subjects benefit from mains electricity, water and drainage connections.

## ENERGY PERFORMANCE:

EPC Rating B(26) — certificate available on request

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £10,400 effective from 1st April 2026.

Subject to satisfying set criteria, the property is eligible for 100% rates relief under the Small Business Bonus Scheme.

Further information is available at [www.saa.gov.uk](http://www.saa.gov.uk).

## LEASE TERMS:

We are seeking rental offers over £30,000 per annum on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which is chargeable.

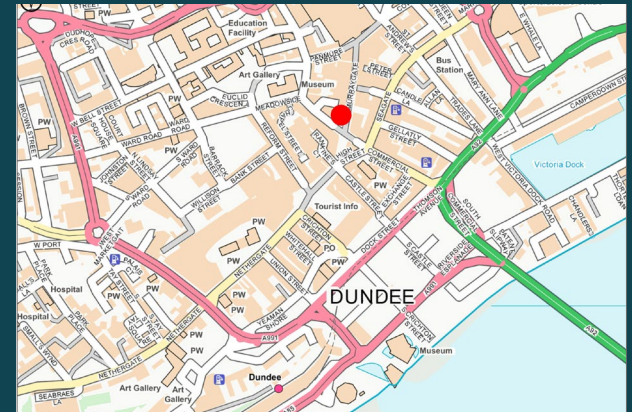
## VIEWING ARRANGEMENTS:

Strictly by contacting the letting agents at DM Hall:-

Shed 26, Unit 34 City Quay,  
Camperdown Street,  
Dundee, DD1 3JA  
01382 873 100

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



## Make an enquiry

# DM HALL

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ANTI MONEY LAUNDERING: DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

