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PRIME LARGE FORMAT RETAIL UNIT — TO LET / MAY SELL

60 MURRAYGATE

DUNDEE DD1 2BB

RENT / SALE PRICE	SIZE	TENURE
On Application	**39,183 sq ft**	**To Let / May Sell**
Terms on request · Excl. VAT	3,640 sqm · Ground, First & Second	Leasehold or freehold

0131 374 1111

LOCATION

Dundee is Scotland's fourth largest city and is situated approximately 60 miles north of Edinburgh with a population of circa 115,000 persons. The city benefits from excellent transport connections, including its own airport with links to London and mainline rail services between London and Aberdeen.

The subject property occupies a prime position on Murraygate, the main retail thoroughfare linking the city's two main shopping centres, The Overgate and Wellgate Centre. Nearby occupiers include **Specsavers**, **Clarks**, **Costa**, **KFC**, **Deichmann**, **Card Factory** and **Tesco Express**.

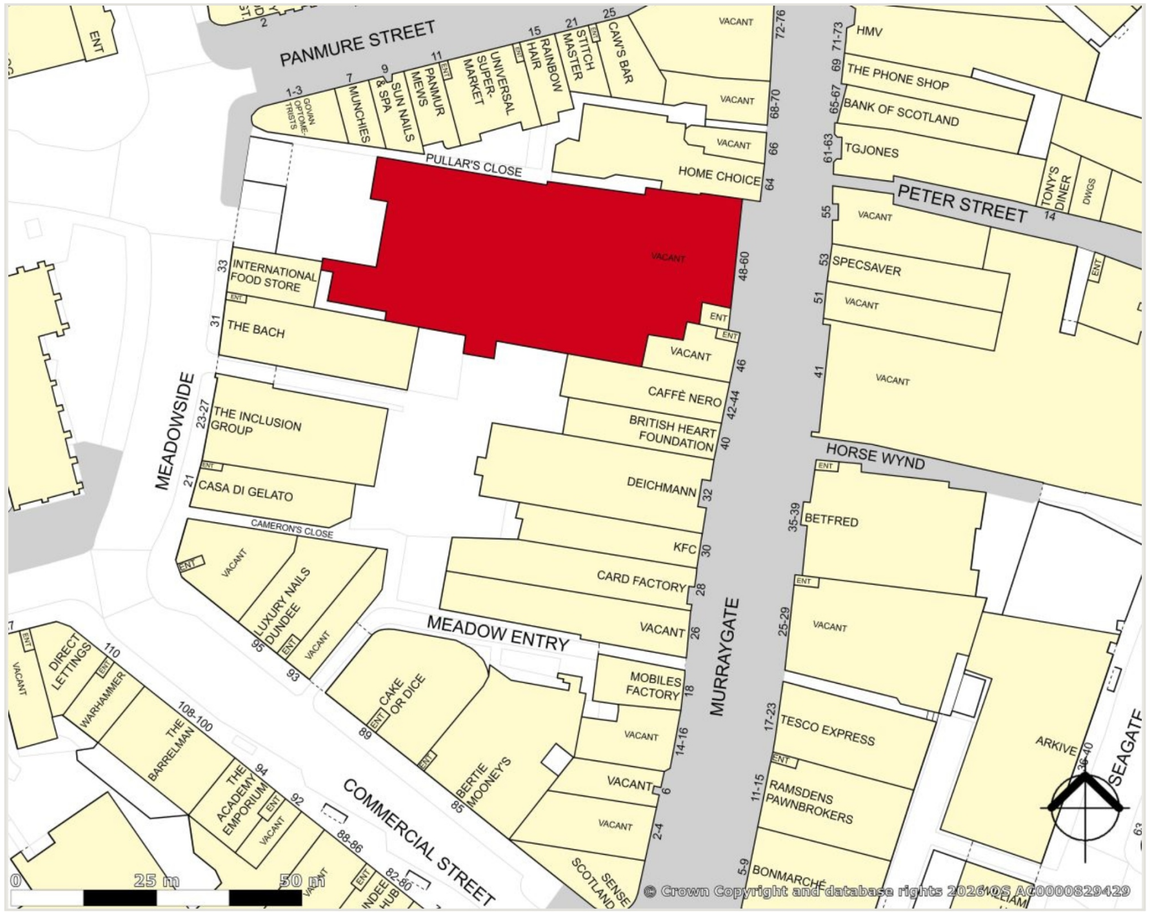
DESCRIPTION

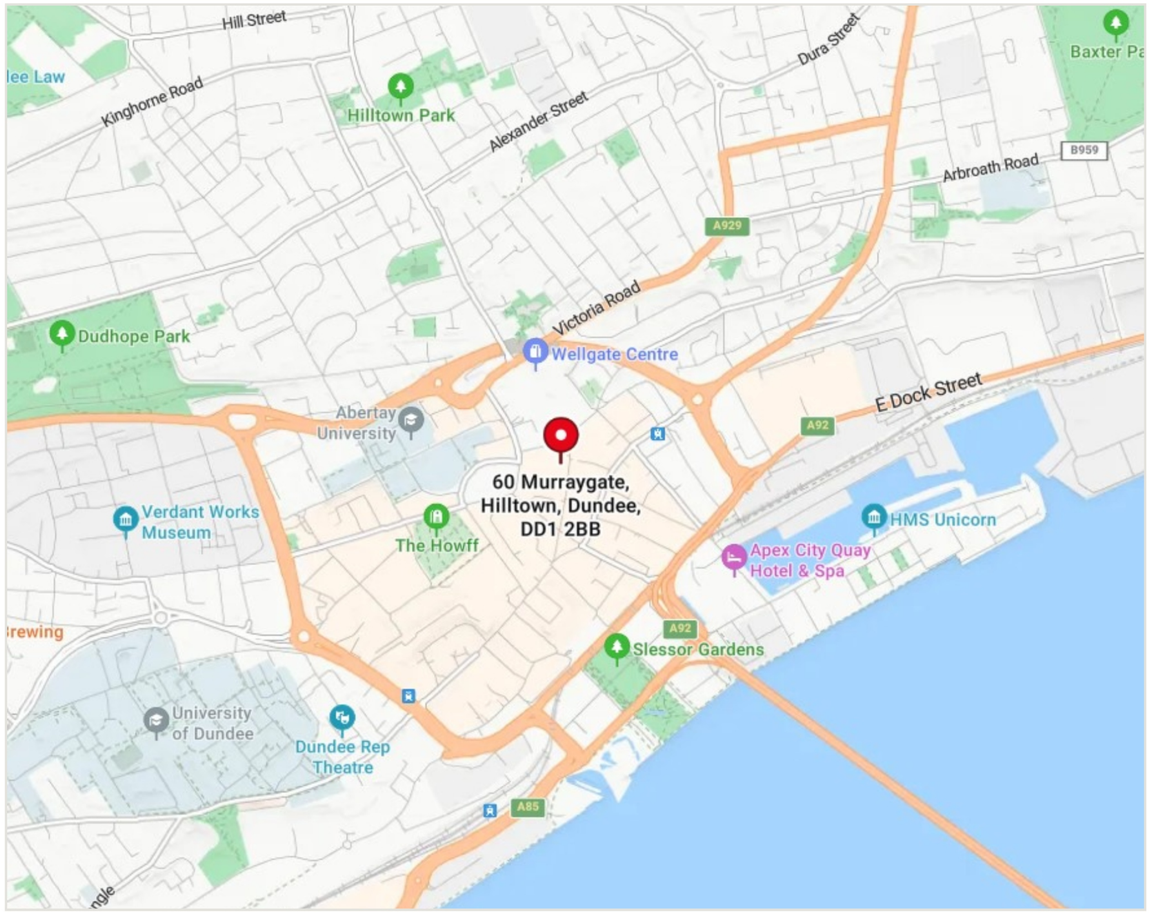
A substantial large format retail unit arranged over ground and first floor levels, with a small storage level at second floor, occupying a prominent position on the pedestrianised Murraygate. The property benefits from an extensive glazed frontage at street level and has been fully stripped out, offering an incoming occupier the opportunity to fit out to their own specification. The scale and configuration of the accommodation would suit a variety of uses, subject to planning.

FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over ground and first floor levels with a small storage level at second floor and comprise the following approximate floor areas: - Ground Floor 17,339 sq ft (1,611 sqm) - First Floor 17,712 sq ft (1,645 sqm) - Second Floor 4,132 sq ft (384 sqm) - **Total 39,183 sq ft (3,640 sqm)**
LEASE / SALE	Leasehold and freehold options will both be considered and terms are available upon request.
PLANNING	The premises benefit from having Class 1A consent. Other uses may be suitable subject to planning (STP).
EPC	An EPC report is available on request.
RATING	Following strip-out works, the property has been de-listed for rating purposes and will require to be re-assessed.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through ORINSEN or our joint agent Sims Property.



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