

DM HALL

To Let

Rarely Available
City Centre
Restaurant/Café

46 Murraygate,
Dundee,
DD1 2AZ



94.46 SQ M
(1,017 SQ FT)

Property Details

- Prime city centre location
- Prominent building and frontage
- Established Class 3 consent
- Fully fitted kitchen and seating
- Upper floor prep areas and staff facilities
- Available for £25,000 per annum (no VAT)

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 position with neighbouring occupiers including WH Smith, Specsavers, Bank of Scotland and Café Nero. 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.

DESCRIPTION:

The subjects are situated within a mixed-use commercial building of traditional stone construction beneath a pitched and slated roof. The property benefits from attractive and intricate masonry on a white-painted façade above ground full display frontage. Part of the upper floor is leased separately to a well established hair and beauty salon.



Property Details

The ground floor comprises Class 3 restaurant/café premises benefiting from:

- Modern and well-presented fit-out throughout
- Ready for immediate occupation
- Open-concept fully fitted kitchen
- Seating capacity for 26 customers
- Outdoor seating permitted
- Modern customer WCs
- Upper floor prep kitchen, stores and staff facilities
- Prominent glazed frontage and signage opportunity
- Extraction canopy
- Secure roller shutter door
- CCTV

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 (NIA)	SQ FT (NIA)
Restaurant / Café	94.46	1,017

SERVICES:

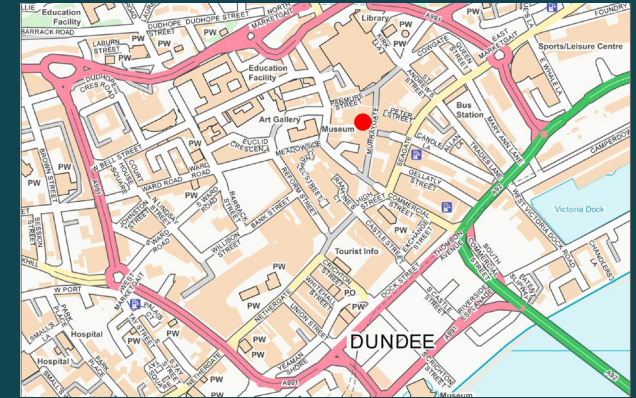
The subjects benefit from mains electricity, water and drainage connections.

ENERGY PERFORMANCE:

EPC Rating B(19) — certificate available on request

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £14,300 effective from 1st April 2026.



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

Further information is available at www.saa.gov.uk.

LEASE TERMS:

We are seeking rental offers over £25,000 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 not chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents at DM Hall:-

Make an enquiry

DM HALL

DM Hall LLP

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

Sadik Chowdhury MRICS

Leigh Porteous MRICS

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