

# Ryden

## TO LET

PROMINENT CITY CENTRE  
RETAIL OPPORTUNITY  
848 SQ M (9,133 SQ FT)

# DM HALL

CHARTERED SURVEYORS

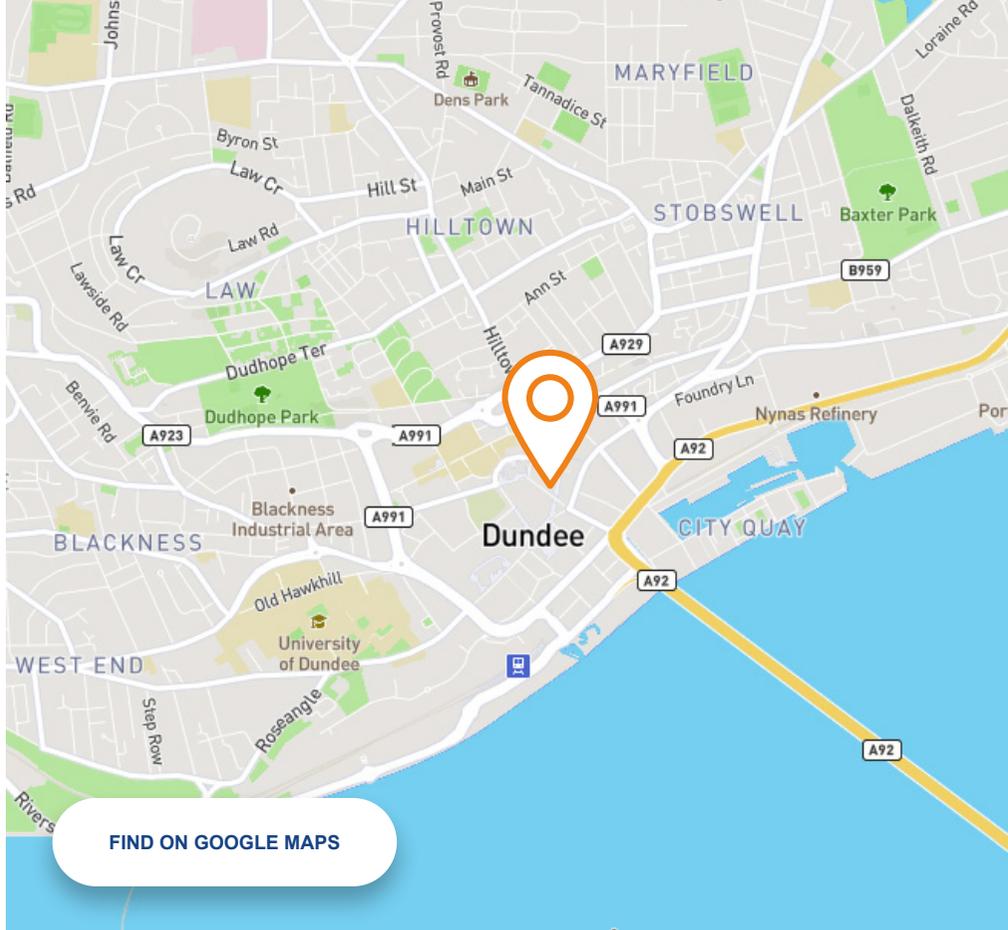


**UNIT B**  
**2-6 MURRAYGATE**  
**DUNDEE**  
**DD1 2AZ**

**PRIME RETAIL UNIT  
FORMING PART OF  
PROMINENT CITY  
CENTRE CORNER SITE**

**ADJACENT OCCUPIERS  
INCLUDE SENSE SCOTLAND,  
TESCO, REFILL STATION  
AND BON MARCHÉ**

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## LOCATION

The subject property is situated on the western side of Murraygate, one of the prime High Street retail pitches within the city. Murraygate, together with High Street, forms a link between the two city centre shopping centres, Wellgate and Overgate.

The subjects are in close proximity to the Dundee Waterfront Area which is currently undergoing a multi-million pound redevelopment comprising commercial and residential use to reconnect the city with the River Tay to the south. The Victoria & Albert Museum will form the central attraction of the Waterfront Area.

Dundee is the fourth largest city in Scotland, with a resident population of approximately 150,000 and a regional catchment population estimated at 330,000. Dundee sits on the east coast of Scotland, approximately 65 miles north of Edinburgh and a similar distance south of Aberdeen.

## DESCRIPTION

The available unit comprises part of a traditional four storey building comprising retail unit at ground floor with ancillary space and storage on upper floors. Rear service access is available directly off Commercial Street.

## ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND (RETAIL)	182	1,960
FIRST (OFFICE & STORAGE)	220	2,365
SECOND (STORAGE)	233	2,511
THIRD (SHELL CONDITION)	213	2,297
<b>TOTAL</b>	<b>848</b>	<b>9,133</b>

## TERMS

The property is available by way of a new Full Repairing and Insuring lease incorporating five yearly upwards only rent reviews for a term to be agreed at offers over £55,000 per annum exclusive.

## BUSINESS RATES

The Rateable Value (RV) for the property is £55,200 which results in an annual liability for the full financial year (2024/25) of £30,580.80.

## VAT

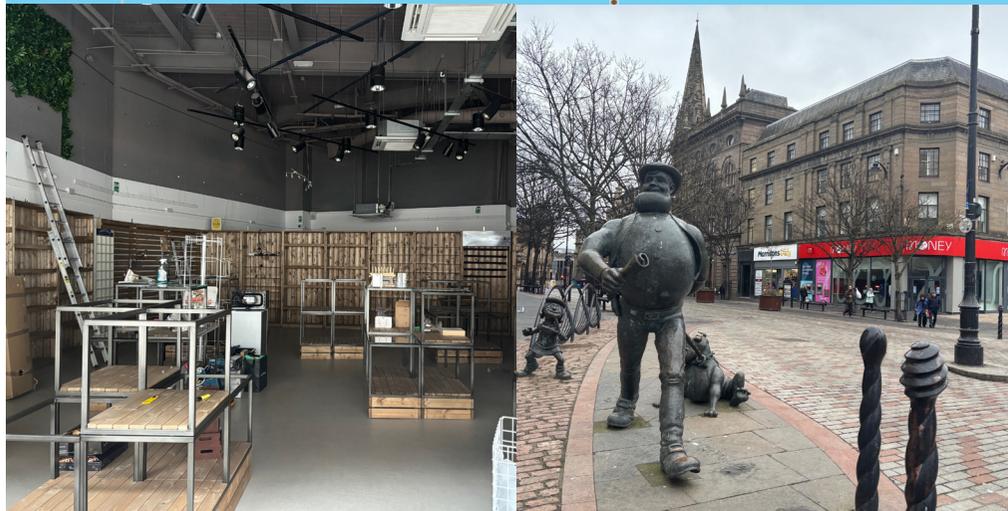
All figures are quoted exclusive of VAT which is payable at the prevailing rate.

## EPC

The property has an EPC "F" rating and a copy can be made available for review on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



[FIND ON GOOGLE MAPS](#)



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**PROMINENT CITY**  
**CENTRE RETAIL**  
**OPPORTUNITY**  
**848 SQ M**  
**(9,133 SQ FT)**

# GET IN TOUCH

Please get in touch with the joint letting agents for more details.

## John Conroy

T 07979 494 915

E [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)

## Sadik Chowdhury

T 01382 873100

E [sadik.chowdhury@dmhall.co.uk](mailto:sadik.chowdhury@dmhall.co.uk)

## Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

## DM Hall

Shed 26, Unit 34 City Quay

Camperdown Street

Dundee

DD1 3JA

[ryden.co.uk](http://ryden.co.uk)

[dmhall.co.uk](http://dmhall.co.uk)

**Ryden DM HALL**  
CHARTERED SURVEYORS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2025**

