

ACCOMMODATION

We have measured the subjects in accordance with the RICS Property Measurement 2nd Edition to arrive at the following Areas:-

PROPERTY	FLOOR	SQ M	SQ FT
79 Murraygate	Ground	178.00	1,916
	Basement	226.88	2,442
	TOTAL NIA	404.88	4,358

PROPERTY	FLOOR	SQ M	SQ FT
7 Cowgate	Ground	52.79	568
	Basement	59.74	643
	TOTAL NIA	112.53	1,211

RATEABLE VALUE

The subjects are entered in the Valuation Role as follows:

PROPERTY	DESCRIPTION	RATEABLE VALUE
79 Murraygate	Shop	£79,600
7 Cowgate	Shop	£25,000

The unified business rate for the year 2019/20 is 49p exclusive of water and sewerage rates, with a 2.6p supplement for properties with a rateable value over £51,000.

PRICE

Offers in the region of £550,000 are invited for the subjects in whole only, subject to the leasing agreement in place.

All enquiries to the sole selling agent Graham + Sibbald Chartered Surveyors.

EPC

Available upon request.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT unless otherwise stated and any prospective purchaser should satisfy themselves independently as to the incidence of VAT involved in this transaction.

VIEWING

Viewing is through the Sole Selling Agents, Messrs. Graham + Sibbald;

To arrange a viewing please contact:



Garth Davison

Associate

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01382 200064



Grant Robertson

Associate

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2020



79 Murraygate & 7 Cowgate Dundee

- Part Income Producing
- City Centre Location — Opposite Wellgate Shopping Centre
- Prominent Corner Site
- National Operators Close By
- Value Adding Opportunities

LOCATION

Dundee is Scotland's fourth largest city with an estimated population of 145,000 and a catchment population in the region of 515,000. The city is the regional centre for commerce, retailing and employment within Tayside, and is located on the east coast of Scotland with Aberdeen, Edinburgh and Glasgow all within 90 minutes' drive time. The city has its own Airport with daily flights to London (Stansted Airport). Dundee Railway Station forms part of the main East Coast Railway Line, which runs services into London Kings Cross station.

Dundee is presently undergoing a one billion transformation to its waterfront which comprises significant development not only to the City Centre but also along Riverside Drive to the City's airport and the surrounding area. The centrepiece to the waterfront development is the V&A Dundee an International Centre for Design in Scotland, the first ever design museum to be built in the UK outside London.

More precisely, the subjects occupy a prominent corner location on the corner of Murraygate and Cowgate, a busy pedestrianised section of Dundee city centre. The property sits directly opposite the Wellgate Shopping Centre. Immediate and surrounding operators include; Holland & Barratt, Tesco, Marks & Spencer with a further national offering within the Wellgate Shopping Centre.





79 Murraygate

DESCRIPTION

The subjects comprise a part income producing retail property summarised as follows;

79 Murraygate — substantial ground and basement floor retail unit contained within a 5 storey, attic and basement corner tenement building. The subjects benefit from an extensive glazed/display frontage. Internally accommodation is reasonably open plan in its nature suitable for a variety of uses. The subjects have the benefit of Class 3 Consent.

The property is occupied presently by Debra Charity paying the landlords insurance premium only. The lease can be broken upon serving 3 months prior notice.



7 Cowgate

7 Cowgate — double fronted retail unit contained within a 5 storey, attic and basement tenement building.

The subjects are currently let to Greggs PLC on a lease that expires 4th July 2025. The lease was subject to a tenant break in 2020 which has not been exercised. Greggs have the option to extend for a further 5 years come expiry date.

Greggs are currently paying £30,000 per annum, inclusive. The lease is subject to 5 yearly rent reviews, based on the greater of open market rent or RPI capped at 4.5%.

Lease information available to all genuine interested parties.