

PROMINENT CITY CENTRE SHOP PROPERTY

(potential for redevelopment of upper floors)

DUNDEE
FREEHOLD FOR SALE
(No VAT)



12/16 Murraygate
DUNDEE, DD1 2AZ

LOCATION

The property occupies a prime location on Murraygate, close to its junction with High Street.

Adjacent are **Refill Station**, whilst **Mount Warehouse**, **Card Factory**, **Tesco Express**, **Bon Marche** and **Costa Coffee** are all close by.

Dundee is Scotland's fourth largest City with a resident population of approximately 155,000. There are over 28,000 full time students, whilst the City attracts approximately 1.25 million tourist visits each year. It is the regional centre for employment services and retailing within Tayside, having its own airport and rail links to London.

DESCRIPTION

An attractive 6 storey building arranged on basement, ground and four upper levels. To the rear of the property is a significant stone spiral staircase providing access to all the floors.

The property is Listed (Category B) under Historic Scotland reference LB25366.

Shown on the accompanying goad plan as 14 Murraygate, the property has the following approximate dimensions and areas:

Gross Frontage:	38 ft 0"
Net Internal Width:	33 ft 6"
Sales Depth:	44 ft 5"

Ground Floor Net Sales:	1,083 sq ft
Basement Ancillary:	992 sq ft
First Floor Staff/Storage:	1,034 sq ft
Second Floor Ancillary:	1,137 sq ft
Third Floor Ancillary:	1,141 sq ft
Fourth Floor Ancillary:	1,030 sq ft

TENURE

Freehold with vacant possession on completion.

SALE PRICE

£225,000.

We are advised that VAT will **not** be payable on the purchase price.

REDEVELOPMENT

Subject to the grant of planning consent, the vendor believes there is potential for conversion of the upper floors to a residential use. Interested parties should however make their own enquiries with the Local Planning Authority.

COSTS

Each party to be responsible for their own legal costs.

RATES

Rateable Value: £40,800.00 pa.

Rates Payable: £20,318.40 pa.

EPC

The property has an EPC rating of A. Please see attached.

PHOTOS & PLANS

Any plans & photographs provided are correct at the time of publication. Interested parties should not however rely on their accuracy in making any decisions about this opportunity.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser once a sale has been agreed.

The proposed purchaser will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

All viewings are to be conducted strictly through the above sole agents:

Howard Moore

☎ 01244 345600

✉ howard@kenneymoore.co.uk

Subject to Contract

06.11.25 (V4)



Energy Performance Certificate Scotland

14 Murraygate, Dundee DD1 2AZ

Date of assessment: 22 May 2025
 Date of certificate: 04 August 2025
 Total conditioned area: 778.8m²
 Primary energy indicator: 157 kWh/m²/yr

Reference Number: 6210-2135-8632-2425-6002
 Building type: Retail/Financial
 Assessment Software: EPCgen, v5.1.e.1
 Approved Organisation: Elmhurst Energy Systems

Building Energy Performance Rating

Excellent	A
	B
	C
	D
	E
	F
Very Poor	G

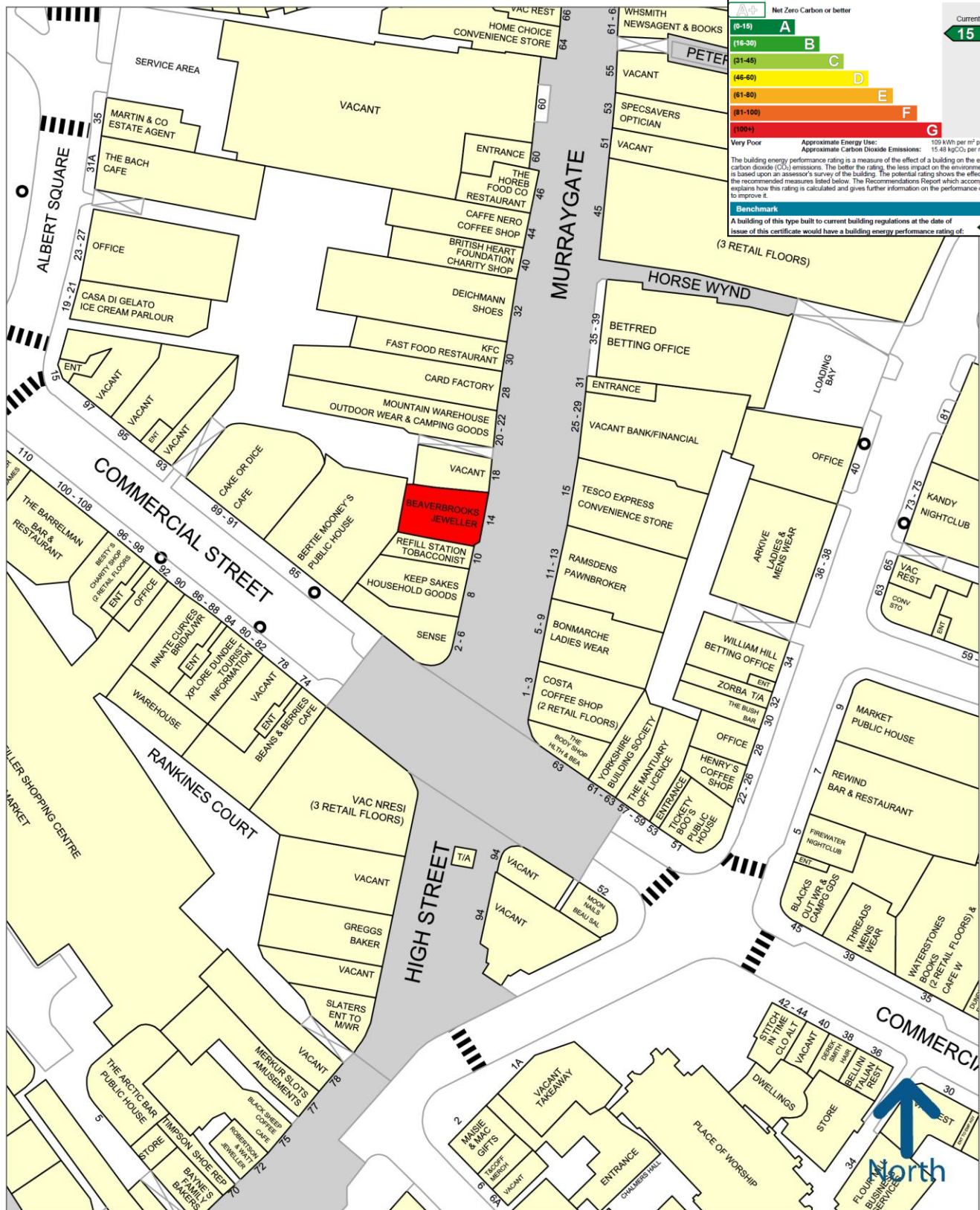
Net Zero Carbon or better

Current: 15 Potential: 10

Approximate Energy Use: 109 kWh per m² per year
 Approximate Carbon Dioxide Emissions: 15.49 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark
 A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: 03



50 metres

Experian Goad Plan Created: 25/02/2025
 Created By: Kenney Moore



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