

Ryden

TO LET

PRIME CITY CENTRE RETAIL PREMISES
43.29 SQ M (466 SQ FT)



UNIT A
2-6 MURRAYGATE
DUNDEE
DD1 2AZ

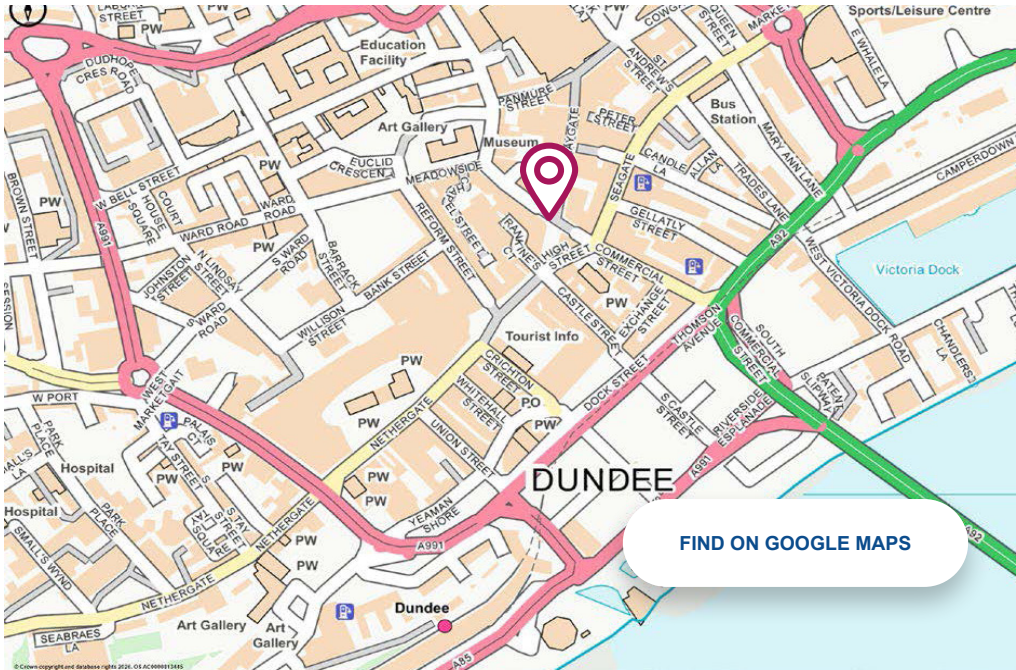
PRIME CITY CENTRE
LOCATION

WITHIN PROMINENT
CORNER BUILDING

AVAILABLE FOR
IMMEDIATE ENTRY

QUALIFIES FOR 100%
BUSINESS RATES
RELIEF UNDER SBBS

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



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 corner building at the junction of Murraygate and Commercial Street. The Murraygate will benefit from the £1.5 million Eastern Quarter Project, delivering upgrades to the public realm and an enhanced streetscape.

Neighbouring occupiers including The Body Shop, Costa Coffee, Bonmarche, Ramsdens, Tesco Express, Sense Scotland and The Card Factory. The subjects benefit from the city centre's public transport services as well as various nearby multi-storey and on-street car parks.

DESCRIPTION

The subjects are situated within a prominent corner building of traditional stone construction arranged over four storeys. Unit A comprises ground floor retail accommodation benefitting from:

- Ready for immediate occupation
- Excellent signage opportunities
- Full height glazed double display frontage
- Open plan sales area
- Suspended ceiling grid with integrated LED lighting
- Air conditioning
- Rear office/store and WC

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 52.36 sq m (564 sq ft).

TERMS

We are seeking rental offers over £30,000 per annum on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B(26) – certificate available on request

BUSINESS RATES

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £10,400 effective from 1st April 2026.

Subject to satisfying set criteria, the property is eligible for 100% rates relief under the Small Business Bonus Scheme.

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

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 chargeable.





GET IN TOUCH

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

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