

# FOR SALE

## Prime Development Site

17/23 Murraygate, Dundee, DD1 2EE



May be suitable for Retail / Class 2 / Class 3 (subject to planning)

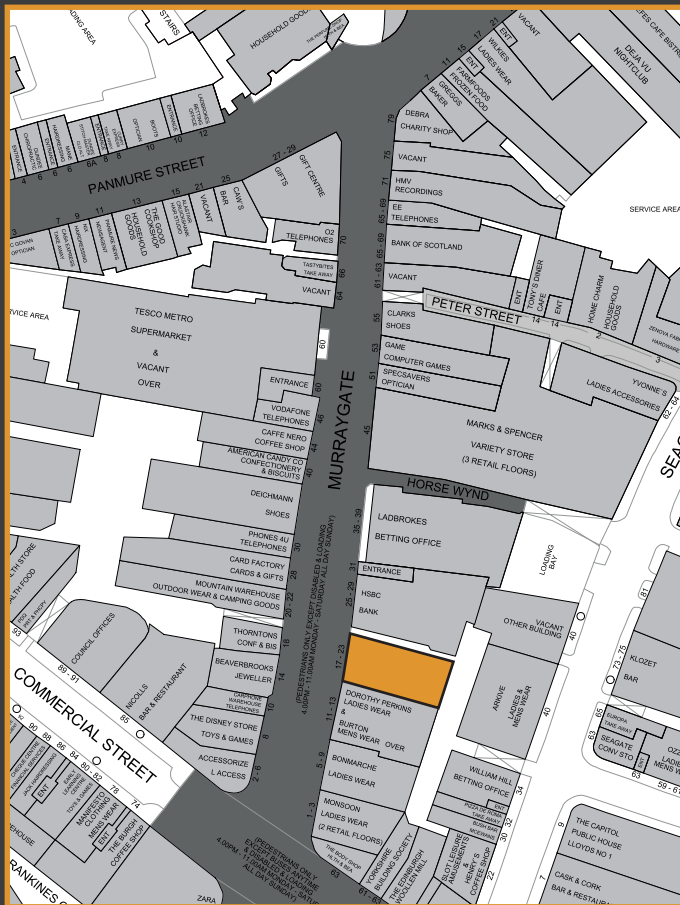


\* Artist's impression of streetscape

- Potential for good sized trading space with a wide frontage
- Close to M&S, Burton and Tesco
- Up to 10,849 sqft (1,008 sqm) over 4 floors

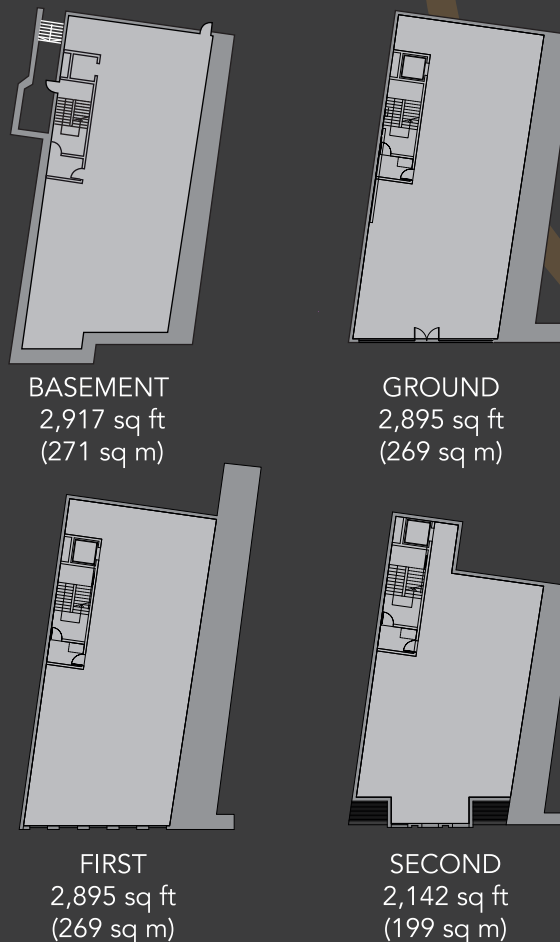
## LOCATION

Dundee is Scotland's fourth largest city with a population of 150,000 and a 30 minute catchment of 300,000. The site occupies a prominent position on pedestrianised Murrygate which links shopper flow between the Overgate and Wellgate Shopping Centres. Nearby retailers include Monsoon, M&S, Burton, Disney Store and Tesco.



## DESCRIPTION

The site allows for the development of a modern Retail, Class 2 or Class 3 building over ground, basement, first and second floors. Planning permission is currently in place for retail development but the planners have shown willingness to consider alternative uses on the street. Detailed plans and full planning history are available on request. The site can accommodate premises with the following approximate floor areas:



## TERMS

The site is available for sale. Offers in excess of £300,000 (+VAT) are invited.

## RATEABLE VALUE

For further information on rates please contact Tayside Assessors Department on 01382 221177

## VAT

All prices, rents etc are quoted exclusive of VAT which will be charged at the prevailing rate.

## FURTHER INFORMATION

Further information and viewing arrangements can be obtained from the joint selling agents:

Frank Montgomery  
Frank Real Estate  
M - 07426 519951  
[frank@frank-realestate.com](mailto:frank@frank-realestate.com)

Donald Syme  
Syme Property  
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