

# DM HALL

For Sale

Excellent  
Investment  
Opportunity

46 Murraygate,  
Dundee,  
DD1 2AZ



180.96 SQ M  
1,948 SQ FT



# Property Details

- Prime city centre location
- Mixed-use & fully occupied
- Offers over £200,000 invited
- Passing rent of £26,000 per annum
- Reflects net initial yield of 12.74%

## 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 position with neighbouring occupiers including WH Smith, Specsavers, Bank of Scotland and Café Nero. The subjects benefit from the city centre's public transport services as well as various nearby multi-storey and on-street car parks.

The location of the subjects is shown on the appended plan.

## DESCRIPTION:

The subjects comprise a mixed-use commercial building of traditional stone construction beneath a pitched and slated roof. The property benefits from attractive and intricate masonry on a white-painted façade above ground full display frontage.

The ground floor comprises Class 3 restaurant premises trading as Horeb Food Company with rear upper level storage, WC and ancillary space. There is seating capacity for 26 guests in front of an open-concept fully fitted kitchen together with rear office and customer WC facilities. The premises are fitted out to a modern specification attracting customers into a colourful Afro-Caribbean dining experience.

The two upper floors comprise beauty salon premises trading as The Hair Lounge and Polished Beauty. The 1st floor consists a modern open plan hair salon together with reception/sales and soft seating area. There are 10 styling stations arranged in a bright and modern environment, reflecting a professional practice. The 2nd floor consists modern beauty practice with treatment tables and two private rooms. There are WC facilities to the rear and private office/store.









# Property Details

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground, 1st , 2nd & 3rd	Restaurant	85.36	919
1st & 2nd	Beauty Salon	95.60	1,029
Total		180.96	1,948

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are enrolled in the 2023 Valuation Roll as follows:

Restaurant:	£23,900
Beautician:	£8,200

## TENANCIES :

Restaurant premises let to The Horeb Foods Ltd (SC687350) — passing rent of £15,000 per annum. 10 year lease from 27th September 2023, tenant only break option and open market upwards only rent review in September 2028.

Salon premises let to Private Individual — passing rent of £11,000 per annum. 11 year lease from 22nd April 2018, tenant only break option expired, annual rent due uplift to £11,500 per annum effective from 22nd April 2026.

DM HALL



Regulated by  
**RICS**

## PRICE:

Offers in excess of £200,000 are invited for our client's freehold interest.

## LEGAL COSTS:

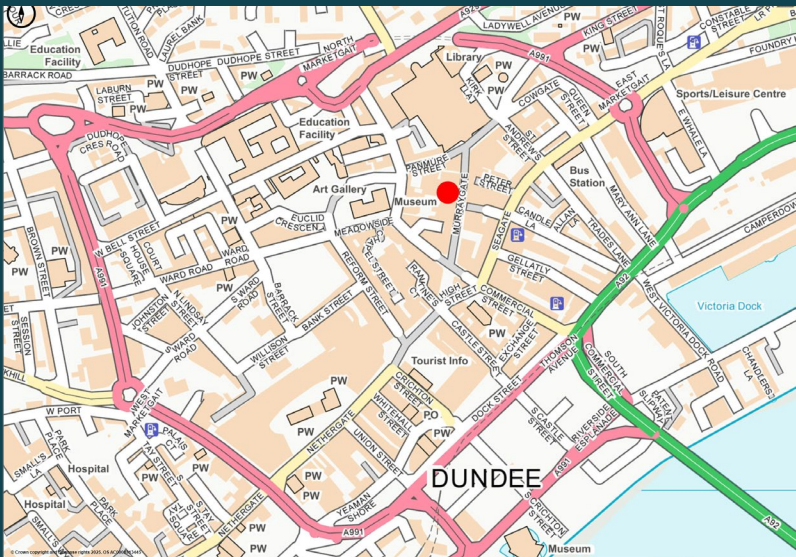
Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents Sadik Chowdhury at DM Hall:-



# Make an enquiry

# DM HALL

## DM Hall Commercial

Shed 26, Unit 34 City Quay,  
Camperdown Street,  
Dundee, DD1 3JA  
01382 873 100

Sadik Chowdhury

dundeeagency@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors