

Lot 37

£110,000 per annum
exclusive

24-26 Murraygate,
Dundee DD1 2AZ
Heritable Retail Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
24	Ground First	Retail Ancillary/Storage	239.69 sq m 378.30 sq m	(2,580 sq ft) (4,072 sq ft)	MOUNTAIN WAREHOUSE LIMITED (1)	5 years from 13/06/2016	£50,000	12/06/2021
26	Ground	Retail	256.22 sq m	(2,758 sq ft)	SPORTSWIFT LIMITED t/a Card Factory (2)	15 years from 23/06/2008	£60,000	22/06/2023
Totals			874.21 sq m	(9,410 sq ft)			£110,000	

- (1) For the year ending 28th February 2016, Mountain Warehouse Limited reported a turnover of £141,403,000, pre-tax profits of £16,246,000 and a total net worth of £49,311,000 (Source: Experian Group 25/04/2017).
- (2) For the year ending 31st January 2016, Sportswift Limited reported a turnover of £362,226,000, pre-tax profits of £92,210,000 and a total net worth of £80,967,000 (Source: Experian Group 25/04/2017). Opened in 1997, Card Factory is a leading specialist retailer in the UK greetings card market and operate from over 850 stores across the UK (Source: www.cardfactory.co.uk 25/04/2017).

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Key Details

- Prominent position on the pedestrianised Murraygate
- Well let to Mountain Warehouse Ltd and Sportswift Ltd
- Neighbouring occupiers include Marks & Spencer, Deichmann and British Heart Foundation

On Instructions from



Location

Miles: 23 miles east of Perth
55 miles north of Edinburgh
Roads: A85, A90, A92, M90
Rail: Dundee Railway Station
Air: Dundee Airport

Situation

The property is located within the prime pedestrianised section of Murraygate, close to Marks & Spencer. Other occupiers located nearby include British Heart Foundation, Deichmann and Burton. Murraygate runs between the High Street and the Wellgate Shopping Centre and is the main retailing pitch in Dundee city centre.

Description

The property comprises retail and ancillary accommodation over ground and first floors. This self-contained building forms part of a larger traditional tenement building.

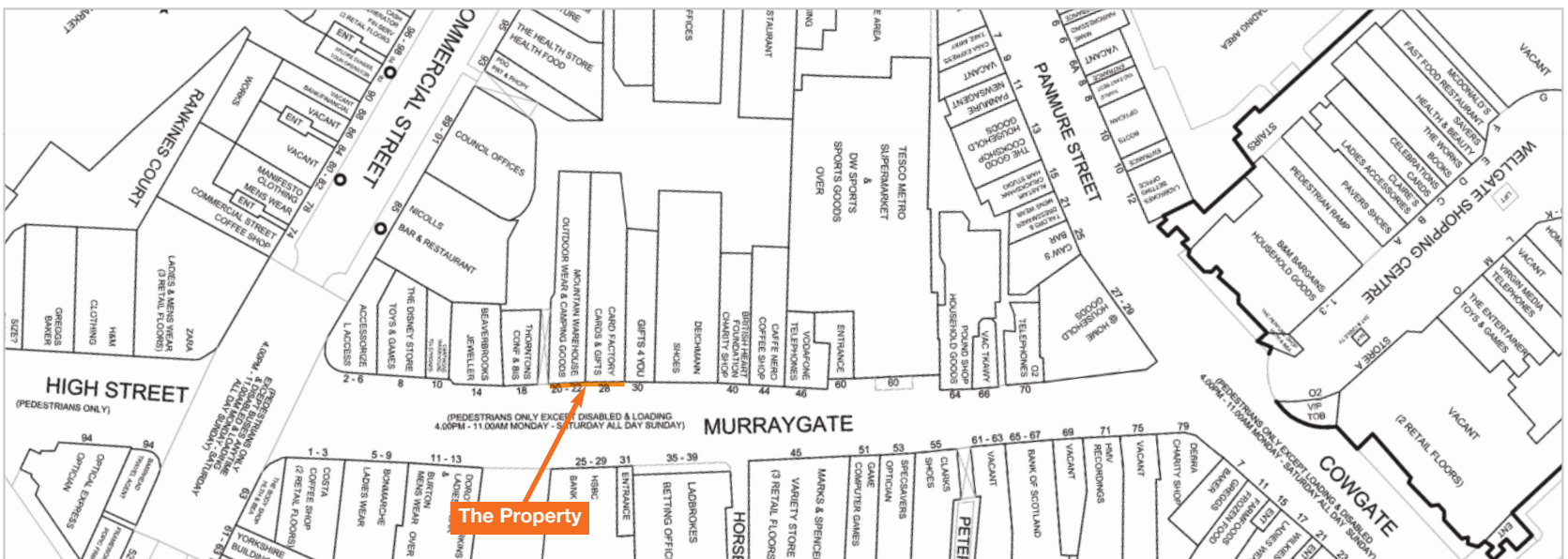
Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion



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