





46 Murraygate

Dundee

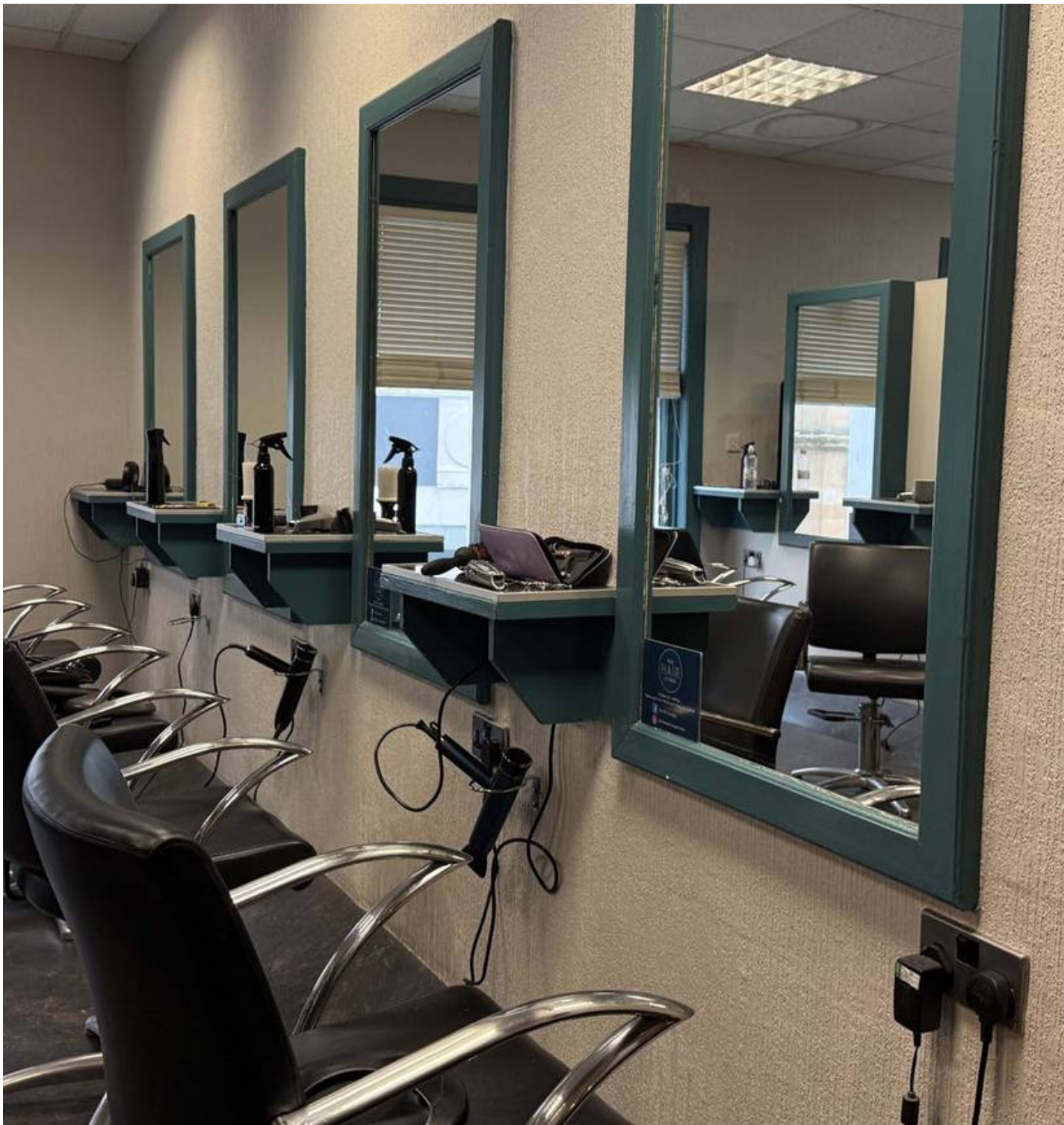
- Prime city centre location
- Fully occupied – hot food and beauty salon above
- Recently signed/re-gearred leases
- Passing rent of £36,500 per annum reflects a 10.43% gross yield

Tenancies

The subjects are let under full repairing and insuring leases. Hot food and beauty salon are resilient uses with strong underlying demand and limited exposure to online retail competition.

Restaurant premises let to MNA02 Limited (SC891942) – passing rent of £25,000 per annum. 10 year lease from 4th August 2026 with indexed linked 5 yearly rent reviews. The operator has multiple successful takeaways across Scotland including Subway franchises.

Salon premises let to Honeydew Hair Lounge Limited (with personal guarantee) – passing rent of £11,500 per annum. 11 year lease from 22nd April 2018, tenant only break option expired. In operation since 1997.



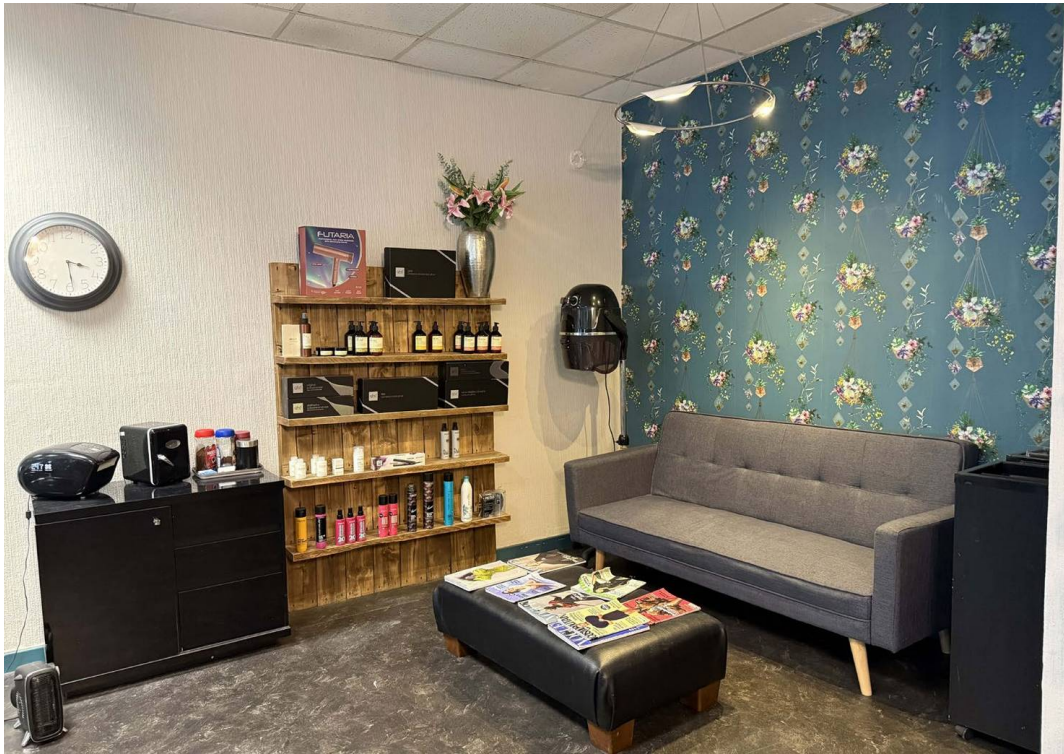
46 Murraygate

Dundee

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

The ground floor comprises Class 3 restaurant premises recently let to a smash burger concept occupier currently undergoing a full refurbishment programme. At present the restaurant combines 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 two upper floors comprise a longstanding beauty salon premises in operation since 1997 and currently trading as The Honeydew Hair Lounge. 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 professional and modern environment. 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.





Axis Property

15 Ellieslea Road, Broughty Ferry - DD5 1JH

01382 673123 • info@axispropertygroup.co.uk • www.axispropertygroup.co.uk

AXIS
PROPERTY

