



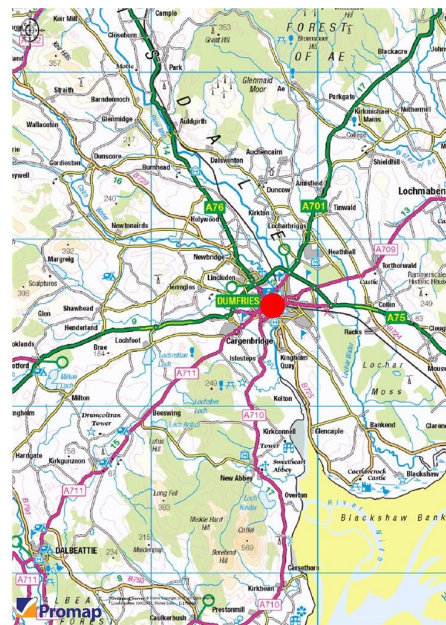
97 Whitesands, Dumfries, DG1 2RX

- Potential for change of use, subject to planning
- Open plan hall with associated office accommodation, kitchen & WC's
- 238.02 sq m (2,562 sq ft)
- Potential for 100% rates relief

The subjects comprise a single story semi-detached traditional building of solid sandstone construction beneath a timber hipped & pitched roof, clad in slate. Access is gained via a central pedestrian double entrance doorway fronting Whitesands with a stone stepped entrance from pavement level.

Internally, the subjects comprise an open plan hall with office, kitchen and WC facilities, with a timber staircase leading to the upper viewing gallery and a stone staircase leading down to a small basement area.

Surrounding occupiers include National Tyres, Domino's and Snax.



LOCATION

Dumfries is the administrative centre of Dumfries & Galloway Council and has a resident population of approximately 33,010 persons (Census 2011). Dumfries is the largest town in Dumfries & Galloway and serves a wider rural catchment population.

Public transport is provided within Dumfries by regular bus services and Dumfries Railway Station.

The subject property is situated east of the River Nith / Whitesands, bound by Assembly Street to the north and Nith Street to the south.

SIZE

Floor	Sq Ft	Sq M
Ground	1,930	179.28
Balcony	632	58.74
Total	2,562	238.02

PRICE

Offers over £60,000 are invited for the freehold interest.

TENURE

Freehold.

RATES

The current rateable value is £5,700. The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

VAT

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

EPC

EPC rating 'G'. Certificate available on request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

01563 528 000



Daniel Bryson

daniel.bryson@g-s.co.uk

01563 528 000

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken
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