



TO LET/MAY SELL

CENTRAL RETAIL PREMISES

107 HIGH STREET, DUMFRIES, DG1 2QT

Central position in Dumfries Town Centre.

Corner positioned retail unit with basement stores.

Net internal area of 117.52 sqm (1,265 sqft).

1005 rates relief available, subject to status.

Rent £12,000 per annum.

Price upon application.

LOCATION

High Street is the primary retailing area in Dumfries Town Centre, with the property occupying a prominent corner position at its junction with Bank Street. Nearby occupiers include Vodafone, Shoezone, Greggs, Vision Express and Timpsons, amongst others.

Dumfries is a town of around 33,000 residents located within the Dumfries and Galloway region of south west Scotland, around 76 miles southwest of Glasgow via the M74.

DESCRIPTION

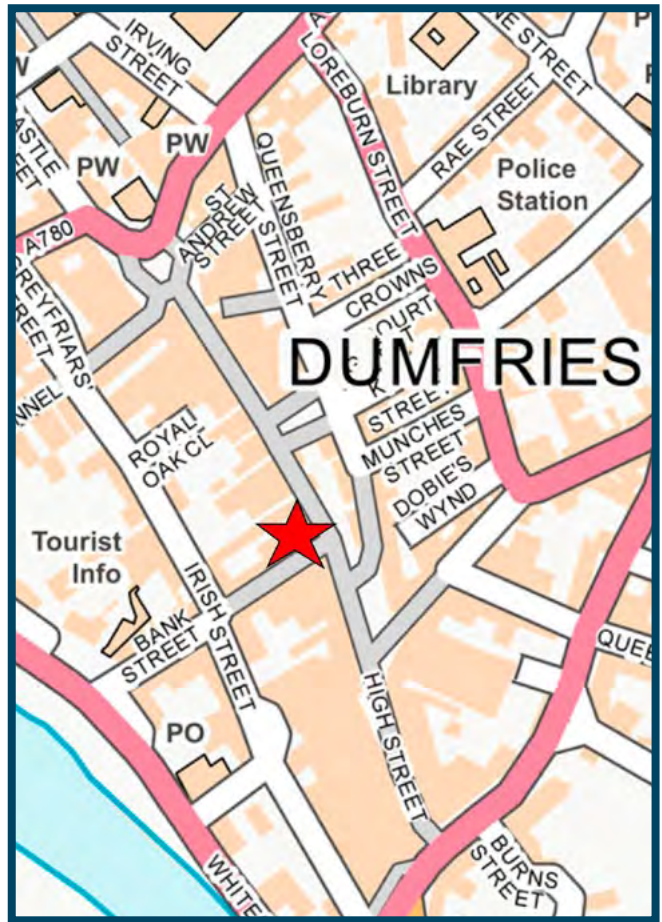
107 High Street is a corner positioned retail unit located on the ground and basement floors of a three storey and attic over basement, category B listed tenement building dating from the 1830s.

The retail unit is of regular shape and consists of a main sales area at ground floor level with internal staircase to the rear accessing the basement and service doors at mid-level on to Bank Street. The basement consists of stores, a kitchenette and toilets. Indicative floorplans are provided.

AREAS

The property extends to the following net internal floor areas:

Ground Floor:	66.24 sqm	(713 sqft)
Basement:	51.28 sqm	(552 sqft)
Total:	117.52 sqm	(1,265 sqft)



RATING

The rateable value is £9,700 and the building qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status.

RENT/PRICE

Rental offers of £12,000 per annum are invited.

Our clients may consider a sale of the heritable interest and pricing details are available upon request.

EPC

EPC available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

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