



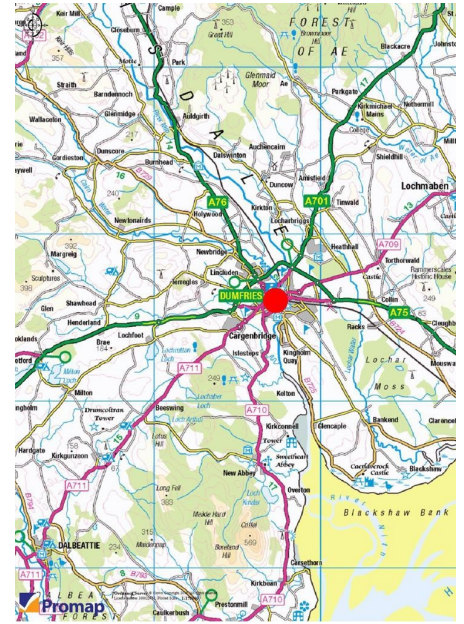
135 Irish Street, Dumfries, DG1 2NT

- Potential for development, subject to the necessary consents (or indeed suitable for continued office use)
- Private parking for up to seven vehicles
- Central town centre location
- 233.80 sq m (2,517 sq ft)

The subjects comprise a single storey and attic mid-terraced traditional building of sandstone construction, rendered externally, beneath a multi-pitched timber hipped & pitched roof, clad in slate. There is an extension to the rear projection of rendered brick/block construction, surmounted by a flat roof clad in felt.

Access is gained via one of two timber pedestrian doors to the front elevation, with a further timber pedestrian door to the rear providing access to the dedicated parking area, which we understand can accommodate up to seven vehicles.

Internally, the subjects comprise accommodation offered on the basement, ground and attic floors. Accommodation includes basement storage, a reception area and two offices on the ground floor, a further four offices and kitchen on the upper ground floor and a further office and two WC's on the attic floor.



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 on the east side of Irish Street, bound by Friars Vennel to the north and Bank Street to the south.

SIZE

2,517 Sq Ft (233.83 Sq M)

Floor	Sq Ft	Sq M
Basement	612	56.85
Ground	1,640	152.36
Attic	265	24.62
Total	2,517	233.83

PRICE

£160,000 Offers Over

TENURE

Unknown - Offers over £160,000 are invited for the freehold interest.

RATES

The current rateable value is £17,700 - The current Uniform Business Rate for the financial year 2023/2024 is 49.8p per pound of Rateable Value excluding water and sewerage charges.

USE CLASS

Office

VAT

The purchase price 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 'B'. Certificate available upon request.

To arrange a viewing contact:



Fraser Lang

Fraser.Lang@g-s.co.uk

07803 896 978



Daniel Bryson

daniel.bryson@g-s.co.uk

07469 485 513

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
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
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