



- Ground Floor Retail Unit
- Prime Trading Pitch
- Return Display Frontage
- External Security Shutters
- Basement Storage
- Qualifies for 100% Rates Relief
- Suited to Variety of Uses
- Flexible Date of Entry

VIEWING & FURTHER INFORMATION:

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LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, with a residential population of around 37,500. The town lies approximately 75 miles south of Glasgow, 34 miles northwest of Carlisle and is bypassed by the A75 trunk road. The town's retail catchment includes other nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The property is situated on the eastern side of Dumfries High Street, between its junctions with Bank Street and Queensberry Square, opposite the Midsteeple. The property therefore occupies a prime trading pitch within the heart of the pedestrianised retail area.

Nearby occupiers include TUI, Dorothy Perkins, Burtens, Your-Move, Santander, TSB, Starbucks, RBS, WH Smith, Bob & Berts, Vision Express, Clarks, Clydesdale Bank, Timpsons, Bank of Scotland and Coral.

The subjects are conveniently located for public transport links with bus stances / taxi ranks located on Great King Street and Munches Street. Free public car parking also lies within easy walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit with basement store forming part of a larger semi-detached tenement building.

The main walls are of stone construction with the roof over being pitched and slated. The property benefits from a return display frontage along a pedestrian lane connecting the High Street with Queensberry Street. The shop has a tile clad finish with aluminium casement display windows together with a recessed customer entrance door and full width metal fascia signage.

The door and windows are protected out of trading hours by externally mounted metal roller shutters.

The floor at basement level is of solid construction whilst the floor at ground level is of suspended timber construction. Access to the basement is via a fixed timber staircase located at the rear of the sales area.

The floors have a carpet covering with the walls and ceilings being papered / painted. Glazed timber casement screens have been installed internally as a backdrop to the display windows.

Access to the basement is via a fixed timber staircase located at the rear of the sales area.

ACCOMMODATION

Ground Floor Open-Plan Sales Area
Basement Store, Toilet, Tea-Prep

NET INTERNAL FLOOR AREA

Ground Floor	20.84 m ²	224 ft ²
Basement Floor	11.81 m ²	127 ft ²
TOTAL	32.65 m²	351 ft²

PURCHASE PRICE

Offers around £75,000 are invited.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax.

RATING ASSESSMENT

RV - £7,525.

The subjects therefore qualify for 100% rates relief.

SERVICES

The property is understood to connect to mains supplies of water and electricity. Drainage is assumed to be connected into the main public sewer.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

PLANNING

We assume the property currently benefits from a Class 1 (Retail) consent, however it may be suited to alternative commercial use, subject to statutory consents.

Purchasers must direct all planning enquiries to Dumfries & Galloway Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G.

A copy of the EPC is available on request.

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