

BAR & RESTAURANT

- > TOWN CENTRE LOCATION
- > DOUBLE FRONTAGE
- > FULLY FITTED
- > FREE OF SUPPLIER TIE
- > GROUND FLOOR BAR & SEATING AREAS
- > FIRST FLOOR TOILETS & KITCHEN
- > FLEXIBLE LEASE TERMS AVAILABLE
- > SCOPE FOR ALTERNATIVE USE



TO LET

THE QUEENSBERRY, ENGLISH STREET, DUMFRIES, DG1 2BT

CONTACT: Fraser Carson: f.carson@shepherd.co.uk | 01387 264333
Gary Louttit: g.louttit@shepherd.co.uk | 0141 331 2807



DESCRIPTION

The subjects comprise a fully fitted bar and restaurant forming part of a larger three storey, corner-terraced building.

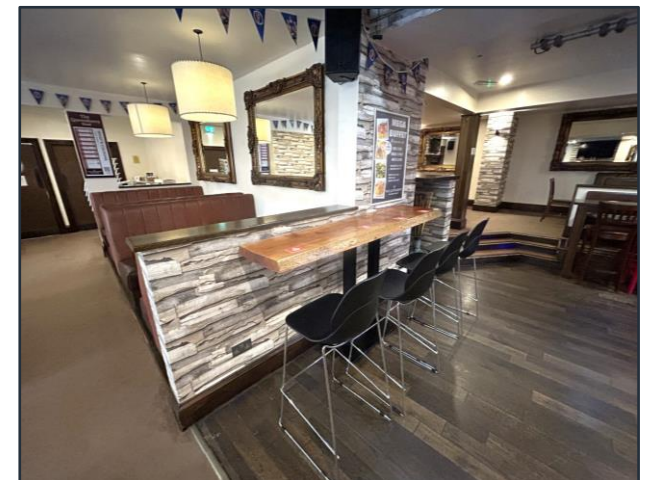
The property is of traditional construction under a pitched and slated roof. The unit has a double frontage with double-glazed timber casement windows. Further natural daylighting is provided internally by a large double-glazed uPVC skylight.

Internally, the property is finished to a good standard and retains many of the building’s original ornate features.

There is fixed upholstered seating and leather booths, together with loose table and chairs. A large bar servery has been installed providing ample working space behind. To the rear of the ground floor is a generously proportioned beer cellar.

The customer toilets, kitchen and office are located on the first floor. The kitchen benefits from a walk-in chill and is fully fitted to a commercial grade specification.

The property also provides scope for an ingoing tenant to remodel the space in order to be fully self-contained at ground floor level.



FLOOR AREAS

	m ²	ft ²
Ground Floor	484.21	5,212
First Floor	222.96	2,400
TOTAL	707.17	7,612

The above floor areas, which have been calculated from on-site measurements, are stated on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, with a 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 subjects are situated on the southern side of English Street, at its junction with Queen Street, which lies on the pedestrianised retailing area extending from Dumfries High Street.

The property is located within a popular area for local licensed premises, other nearby pubs include 'The Barrel', 'Dickies' and 'Slipstream'. A short distance to the south is 'The Globe', which has recently been renovated into a licensed restaurant. The property also enjoys healthy competition from larger establishments such as Belhaven's 'The Granary' and local nightclub 'Chancers'.

LEASE TERMS

Rental offers around £37,000 per annum are invited for the bar only.

Rental offers around £45,000 per annum are invited for the bar and kitchen.

The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be available depending on the length of lease.

VALUE ADDED TAX

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

SERVICES

The property is supplied with mains water, gas and electricity. Drainage is assumed to be connected into the main public sewer.

Space heating and hot water is provided by a gas fired central heating system.

RATING ASSESSMENT

The property currently forms part of a larger hotel premises and therefore the RV will need to be re-assessed prior to tenant entry.

TRADE INFORMATION

We understand that the premises is free of supplier tie and that all trade & entertainment fixtures and fittings are owned outright by the landlord.

Opening hours are understood to be as follows:

- 11:00 – 01:00 (Sunday to Thursday)
- 11:00 – 02:00 (Friday to Saturday)

We are advised that up to 500 patrons are permitted.

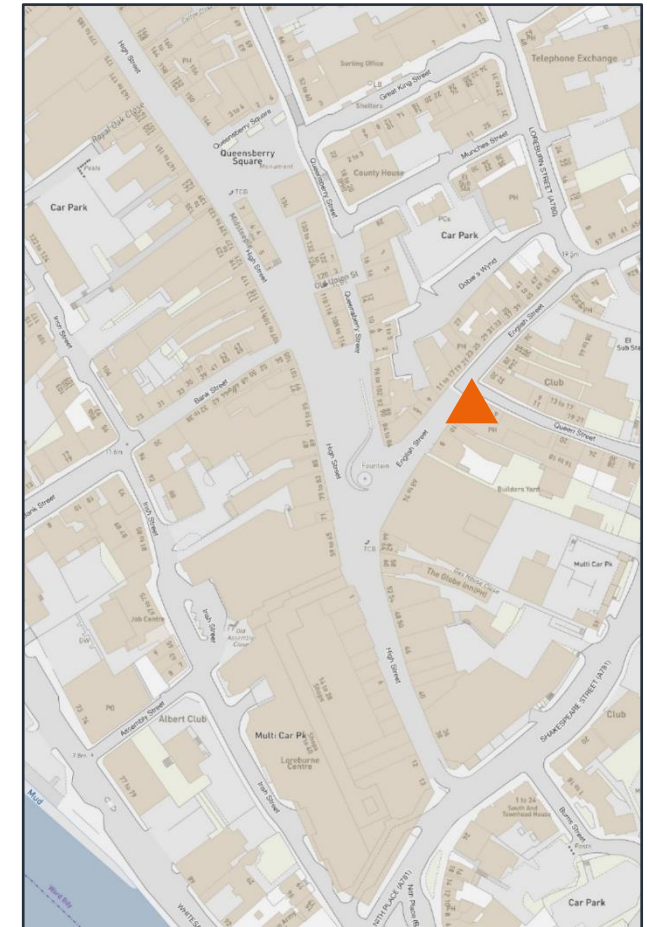
LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
Fraser Carson | f_carson@shepherd.co.uk or Gary Louttit | g_louttit@shepherd.co.uk

www.shepherd.co.uk

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