

RENT
REDUCTION

OFFICE

- > FIRST & ATTIC FLOOR ACCOMMODATION
- > PRIVATE GROUND FLOOR ENTRANCE
- > HIGH LEVELS OF PASSING TRAFFIC
- > CONVENIENT TOWN CENTRE LOCATION
- > ON-STREET PARKING
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > FLEXIBLE LEASE TERMS & TENANT INCENTIVES AVAILABLE

TO LET

49 BUCCLEUCH STREET, DUMFRIES, DG1 2AB

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DESCRIPTION

The subjects comprise the first and attic floors of a two storey, basement and attic mid-terraced building. The ground floor is currently occupied by a dental laboratory.

The main walls are of traditional sandstone construction under a pitched and slated roof with dormer projection at the rear. Windows are of double-glazed uPVC casement design.

Access is via a private ground floor entry door, direct from the Buccleuch Street footpath.

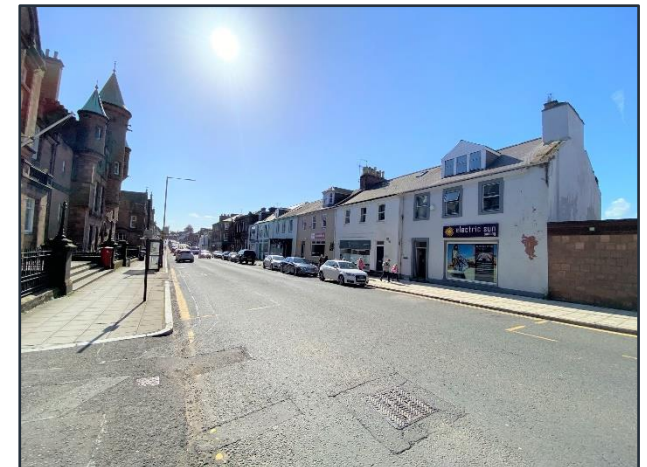
The internal accommodation is as follows:

- Large First Floor Landing
- Three First Floor Offices
- First Floor Staff Room
- Attic Floor Office
- Two Attic Floor Toilets & Store Cupboard

The internal accommodation is finished to a typical standard with carpet floor coverings, painted walls and painted ceilings. The staff room has a fitted base unit with stainless-steel sink and drainer.

FLOOR AREA	m²	ft²
First Floor	57.90	623
Attic Floor	16.78	181
TOTAL	74.68	804

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



LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads. The A709 provides the shortest link to the M74 at Lockerbie, which is some 12 miles distant.

The property occupies a visible position on the northern side of Buccleuch Street, between its junctions with Charlotte Street and Castle Street, and is situated within the town's main professional district. The pedestrianised High Street lies approximately 200 yards to the east.

Buccleuch Street is one of the main arterial roads into Dumfries town centre, therefore the property benefits from a high level of passing traffic. On-street parking is available in front of the property, with public parking and transport links also nearby.

RENT & LEASE TERMS

Rental offers around **£300 pcm** are invited.

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a flexible term. Tenant incentives are available.

SERVICES

Mains water, electricity and drainage.

Space heating is provided by electric storage radiators.

RATING ASSESSMENT

RV - £4,900. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

We are verbally advised that the property benefits from Class 2 planning consent, which allows the space to be used as an office, retail unit, beauty salon, health clinic or other similar professional services. Interested parties are however advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

We are verbally advised that the property is not VAT elected.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.



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

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