



RETAIL / OFFICE / SALON

- > GROUND FLOOR UNIT
- > FULL WIDTH SECURITY SHUTTER
- > BENEFITS FROM CLASS 1A PLANNING CONSENT
- > SHORT DISTANCE FROM PRIME RETAILING AREA
- > NIA: 21.23 SQ.M. (229 SQ.FT.) OR THEREBY
- > FLEXIBLE INTERNAL REPAIRING & INSURING LEASE
- > QUALIFIES FOR 100% RATES RELIEF

TO LET

92 FRIARS VENNEL, DUMFRIES, DG1 2RE

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DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a larger two storey and attic mid-terraced building. The main walls are of stone construction surmounted by a pitched and slated roof.

The unit benefits from a traditional sales frontage including three-quarter height timber casement display window, together with recessed entrance door.

The property benefits from a full width electric security shutter.

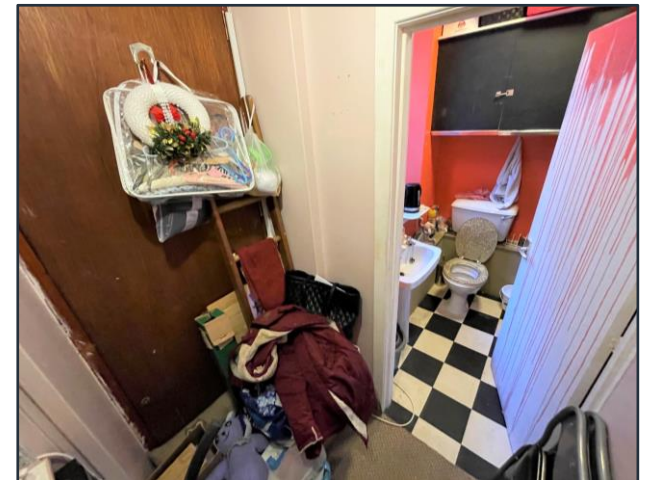
The internal accommodation extends to a versatile sales area and rear staff toilet.

The sales area has a carpet floor covering with lined and painted walls and ceiling.

Externally, there is a shared courtyard to the rear of the property, which has a pedestrian access onto Murray's Close.

| FLOOR AREA | m² | ft² |
|-------------------|----------------------|-----------------------|
| Ground Floor | 21.23 | 229 |

The above area, which has been calculated from on-site measurements, is 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 and Galloway and is southwest Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest 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 A74 (M) motorway at Lockerbie, which is some 12 miles distant.

The property is situated on the southern side of Friars Vennel, approximately 50 yards from the prime High Street retailing area and 'Burns Square' bus stance.

Friars Vennel is a pedestrianised street, with a charming mix of local traders, that leads to the Whitesands waterfront area.

RENT & LEASE TERMS

Rental offers around **£4,500** per annum are invited.

The property is available on an Internal Repairing and Insuring (IRI) basis, for a flexible term incorporating a regular review pattern.

Tenant incentives are available, subject to length of lease.

SERVICES

Mains water, electricity and drainage.

RATING ASSESSMENT

RV - £3,150

The unit therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property benefits from a Class 1A planning consent and is therefore suitable for a variety of retail, office and salon uses. Interested parties are 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.

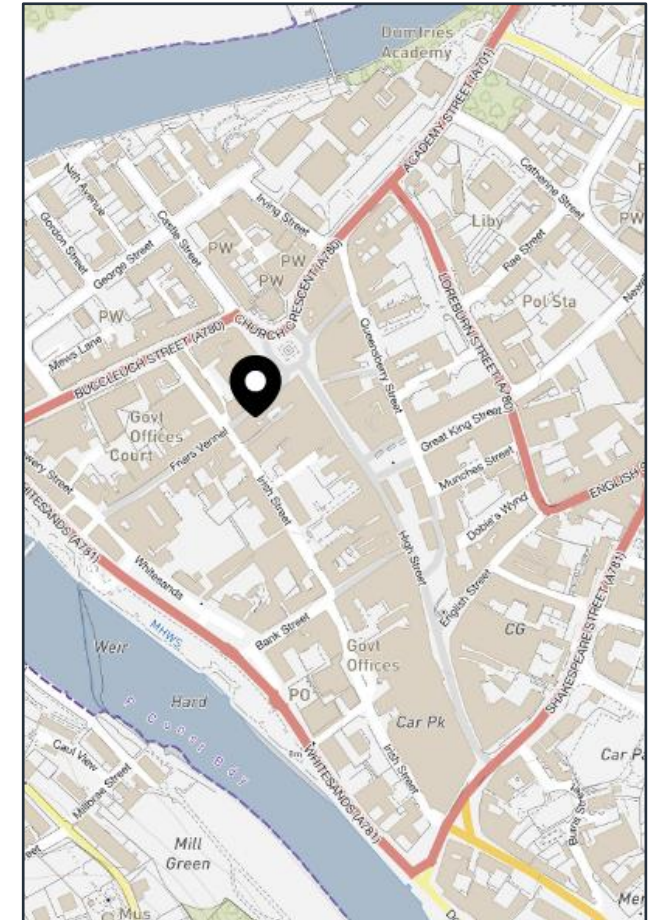
LEGAL COSTS

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: G

A copy of the EPC is available on request.



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

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