

## **RETAIL / SHOWROOM**

- > GROUND FLOOR UNIT
- > LARGE DISPLAY WINDOWS
- > VEHICLE & PEDESTRIAN ACCESS
- > FRONT SHOWROOM, REAR WORKSHOP & STORE
- > VISIBLE TOWN CENTRE LOCATION
- > SUITED TO A VARIETY OF COMMERCIAL USES
- > QUALIFIES FOR 100% RATES RELIEF
- > FLEXIBLE LEASE TERMS AVAILABLE

**TO LET**

**10-12 ACADEMY STREET, DUMFRIES, DG1 1BY**

**CONTACT:** Robert Maxwell: [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | Fraser Carson: [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | Tel: 01387 264333



**DESCRIPTION**

The property comprises a ground floor retail unit providing front showroom space, rear workshop and storage together with office accommodation and welfare facility.

The unit forms part of a larger two-storey and attic mid-terraced building of traditional stone / brick construction under a series of pitched and flat roofs.

The property benefits from a wide sales frontage with full height display windows, providing both pedestrian and vehicle access to the front showroom area.

The showroom has a solid concrete floor with the remainder being mostly of suspended timber construction.

The unit has a lined and painted finish to walls and ceilings with additional skylights at the rear providing good natural daylighting throughout.

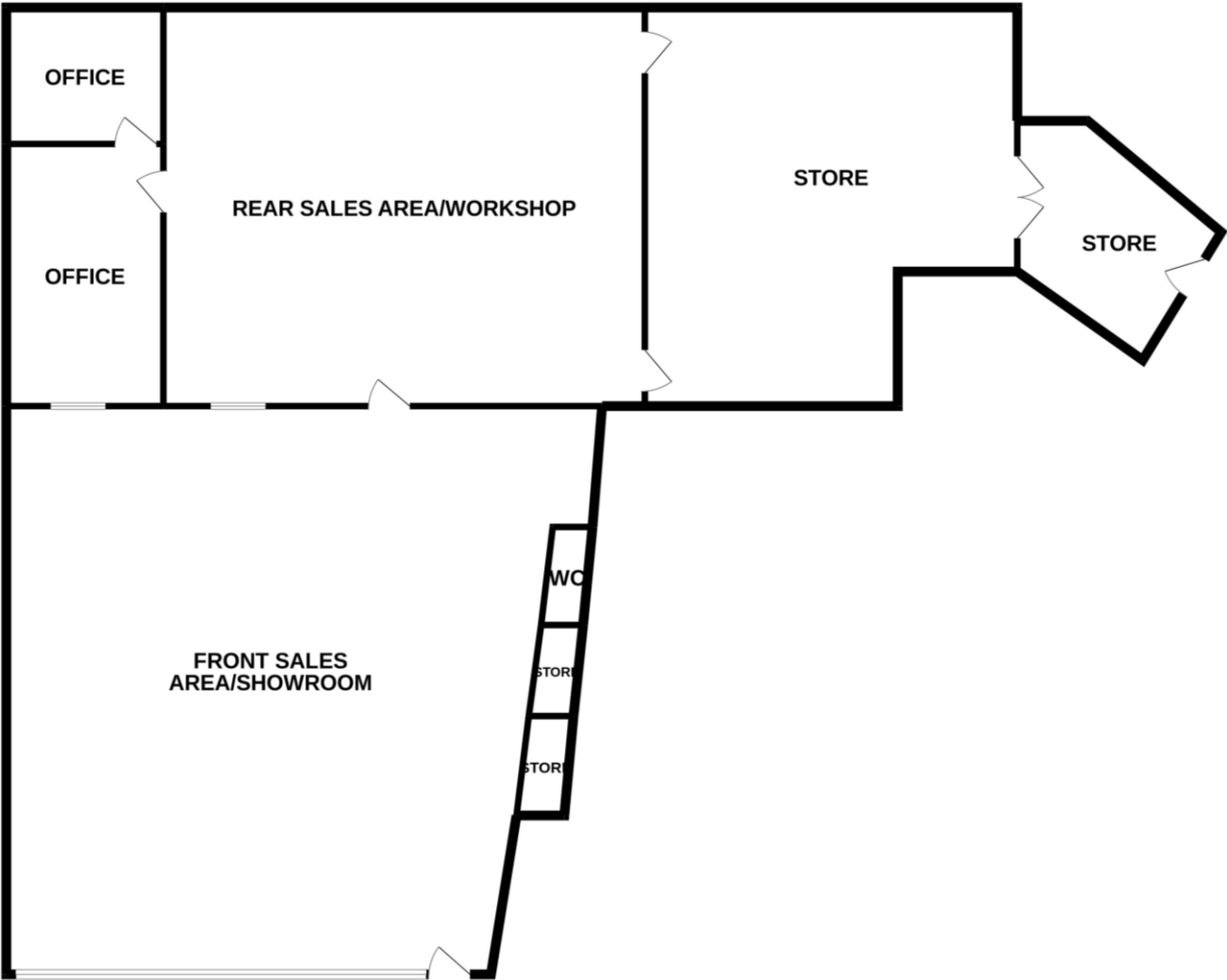
Delivery access to the rear workshop and store is provided via a separate pedestrian door on Queensberry Street.

**FLOOR AREAS**

	m <sup>2</sup>	ft <sup>2</sup>
Showroom	134.64	1,449
Workshop & Offices	93.29	1,005
Storage	54.28	584
<b>TOTAL</b>	<b>282.21</b>	<b>3,038</b>

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 A74(M) at Lockerbie, which is some 12 miles distant.

The property is situated on the southern side of Academy Street, between its junctions with Queensberry Street and Loreburn Street.

Academy Street is one of the main town centre thoroughfares and therefore the unit is visible to a high level of passing traffic.

There is on-street parking and a bus stop immediately in front of the property, together with a large public car park on Loreburn Street, within a short walking distance.

## RENT & LEASE TERMS

Rental offers around **£10,000 per annum** are invited.

The property is available by way of a new Internal Repairing and Insuring (IRI) lease, for a flexible term, incorporating a regular review pattern. Incentives may be available, subject to length of lease agreed.

## SERVICES

Mains water, electricity and drainage.

## RATING ASSESSMENT

RV - £10,100. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

## PLANNING

We understand the property currently has consent for Class 1 (Retail) use. Interested parties considering an alternative use are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

## VALUE ADDED TAX

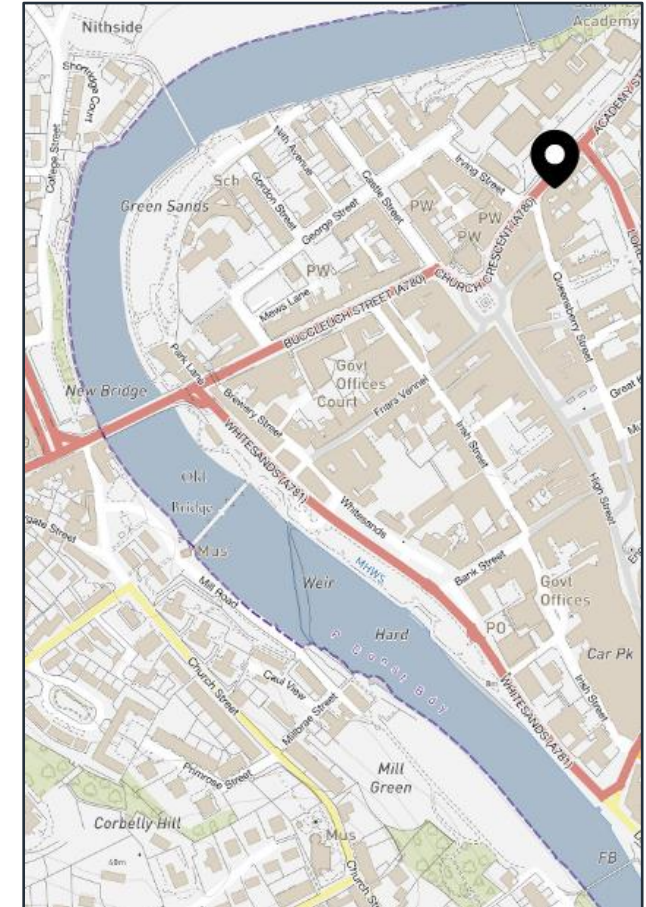
We are verbally advised that the property is not VAT elected.

## 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: F  
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 | **Tel:** 01387 264333  
**Robert Maxwell:** robert.maxwell@shepherd.co.uk | **Fraser Carson:** f.carson@shepherd.co.uk

**www.shepherd.co.uk**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: 29/11/2022**

