

PRICE  
REDUCTION

## RESTAURANT

- > FULLY FITTED & LICENSED PREMISES
- > GROUND & FIRST FLOOR UNIT
- > REAR DELIVERY DOOR & BASEMENT STORAGE
- > ADJACENT TO PUBLIC PARKING
- > QUALIFIES FOR 100% RATES RELIEF
- > CATEGORY C LISTED BUILDING
- > NOT VAT ELECTED

GOOD LUCK  
CHINESE RESTAURANT

月亮樓

FOR SALE

**43 ENGLISH STREET, DUMFRIES, DG1 2BU**

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**DESCRIPTION**

The subjects comprise a ground floor unit, forming part of a larger mid-terraced tenement building, together with a two-storey rear projection and partial basement storage.

The tenement is category C listed and of traditional stone construction, surmounted by a pitched and slated roof. The rear extension appears to be of brick construction, with a roughcast external finish, under pitched and slated / flat felt roofs.

The unit has a traditional frontage with ornate features, large display windows, a central customer entrance door and full width fascia signage.

The internal accommodation is as follows:

Ground Floor: Restaurant & Bar, Kitchen and Two Customer Toilets

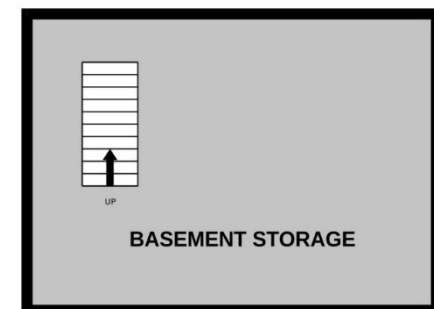
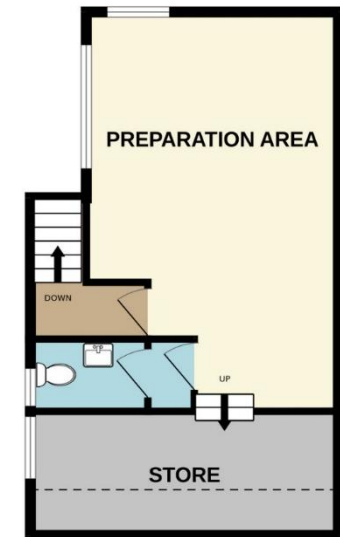
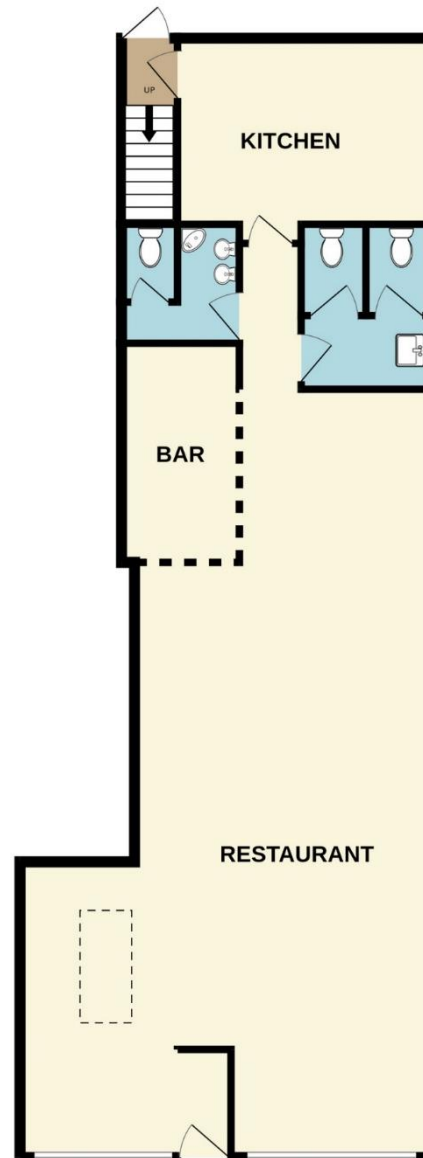
First Floor: Preparation Area, Store and Staff Toilet

A rear delivery door provides direct access to both the kitchen and first floor stairwell. Access to the basement storage is via a floor hatch, located toward the front of the restaurant.

The property is fully fitted, with inventory including dining tables & chairs, stainless-steel kitchen & food preparation equipment, walk-in chillers, drinks display fridge and general bar equipment.

FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Basement Storage	28.19	303
Ground Floor	94.70	1,019
First Floor	36.94	398
<b>TOTAL</b>	<b>159.83</b>	<b>1,720</b>

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, with a population of around 33,000 is the largest town in Dumfries & Galloway and is therefore 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 property is situated on the northern side of English Street, close to its junction with Loreburn Street, and lies around 100 yards from the pedestrianised High Street and prime retailing area.

Free public car parking is available at the rear of the property, with public transport links and taxi ranks also within a short walking distance.

Surrounding commercial properties include a number of restaurants, public houses, nightclubs and hot-food takeaways, together with retail units, salons, studios and showrooms.

## PRICE & VALUE ADDED TAX

Purchase offers around **£120,000** are invited for our client's heritable interest.

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

## RATING ASSESSMENT

New 2023 RV - £9,600. The property therefore qualify for 100% Rates Relief under the Small Business Bonus Scheme.

## SERVICES

Mains water, gas, electricity and drainage.

There is a gas-fired boiler within the first-floor preparation area.

## PLANNING & PREMISES LICENCE

The subjects are well established as a restaurant, and we therefore assume that the property is registered for Class 3 (food and drink) use. The subjects may also be suited to alternative commercial use, subject to Local Authority consents.

We are verbally advised that the restaurant benefits from a valid Premises Licence.

Interested parties are respectfully advised to make their own planning and alcohol licensing enquiries direct with Dumfries & Galloway Council.

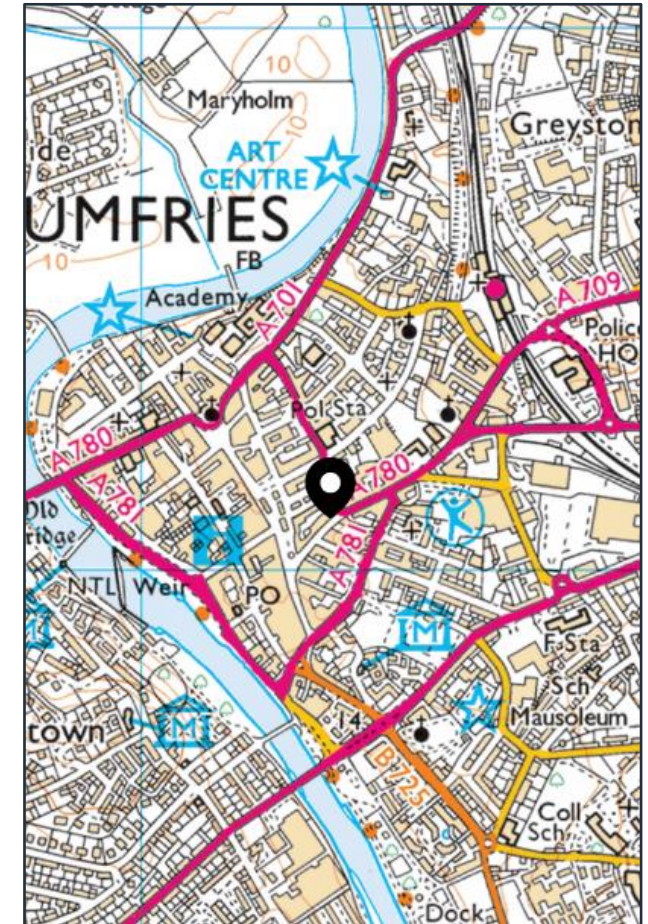
## LEGAL COSTS

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.

## 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:**

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