



RENT  
REDUCTION

## OFFICE / RETAIL

- > THREE STOREY UNIT WITH ATTIC STORAGE
- > GROUND FLOOR RECEPTION / SALES AREA & UPPER FLOOR OFFICES / STOCK ROOMS
- > LARGE DISPLAY WINDOW
- > VISIBLE TOWN CENTRE LOCATION
- > DISABLED FRIENDLY GROUND FLOOR ACCOMMODATION
- > SUITED TO A VARIETY OF COMMERCIAL USES
- > QUALIFIES FOR 25% RATES RELIEF
- > AVAILABLE AS FULL BUILDING OR GROUND FLOOR ONLY

TO LET

**1-3 CHURCH CRESCENT, DUMFRIES, DG1 1DF**

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



**DESCRIPTION**

The property comprises a three storey end-terraced office / retail unit of traditional construction, under pitched and flat roofs.

The ground floor sales frontage includes a large timber casement display window, glazed entrance door and glazed vestibule.

The internal accommodation extends to the following:

Ground Floor:

Open-plan reception office / sales area with ramp to kitchen and accessible toilet.

First Floor:

Large office and two private offices, kitchenette and toilet.

Second Floor:

Large office and two private offices, kitchenette, toilet and storage cupboard.

In addition, there is a pull down ladder within the large office on the second floor which provides access to two attic storage rooms.

The property has carpet and vinyl floor coverings, painted walls and painted / suspended tile ceilings.

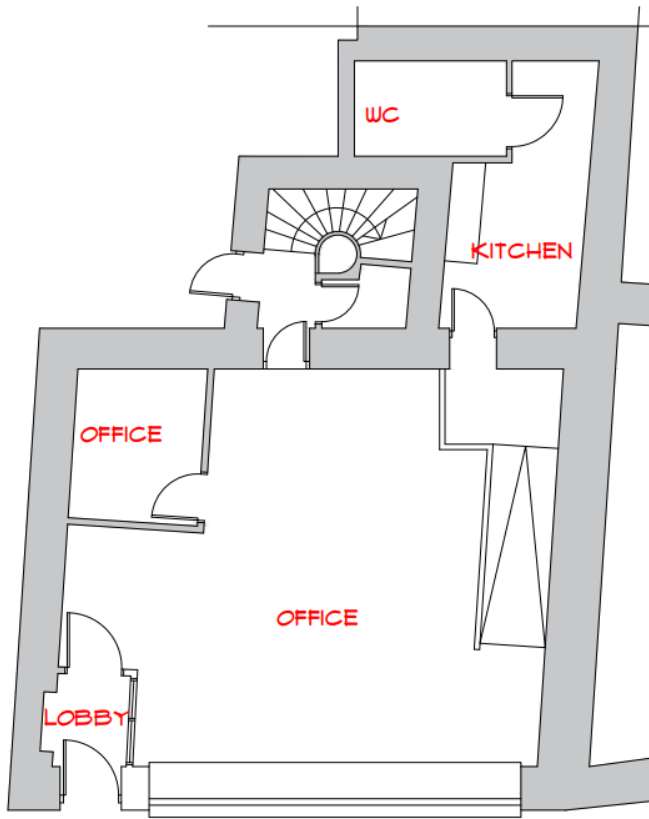
**FLOOR AREAS**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	67.68	729
First Floor	53.34	574
Second Floor	54.15	583
<b>TOTAL</b>	<b>175.17</b>	<b>1,886</b>

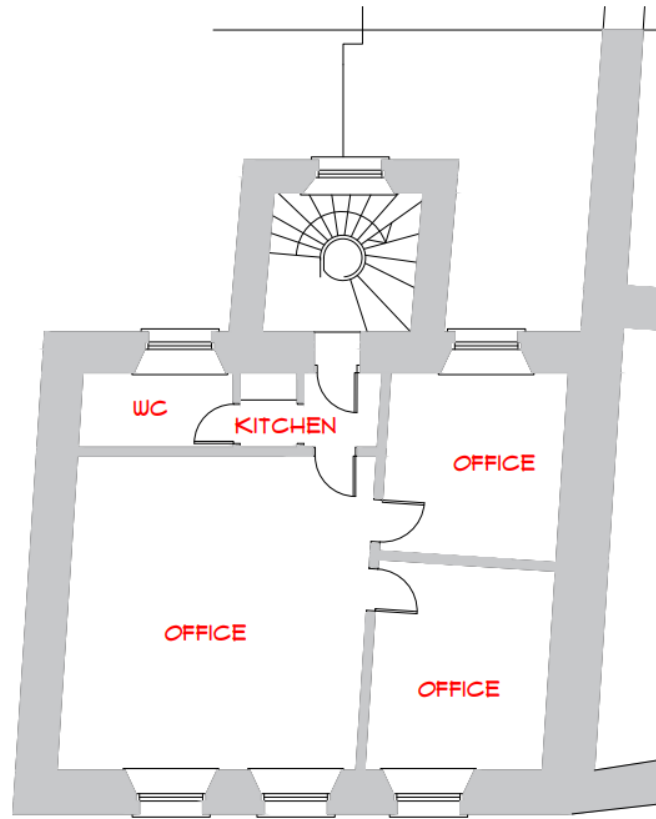
The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



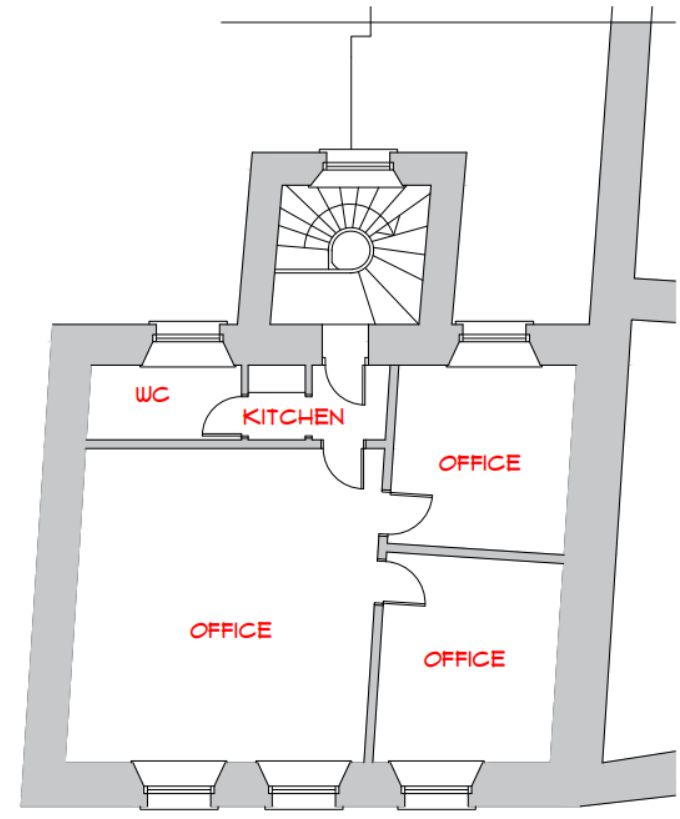




Ground Floor



First Floor



Second Floor



## LOCATION

Dumfries, with a population of around 33,000 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 set on the northern side of Church Crescent, at its junction with the pedestrianised High Street.

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

Immediately adjacent is the recently regenerated 'Burns Square' which includes one of the main town centre bus stances. Public car parking is available within a short walking distance.

## RENT & LEASE TERMS

Rental offers around **£15,000 + VAT per annum** are invited for the whole building.

Rental offers around **£9,000 + VAT per annum** invited for the ground floor only.

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.

The property benefits from electric storage heating.

## RATING ASSESSMENT

RV - £15,300. The property therefore qualifies for 25% rates relief under the Small Business Bonus Scheme.

## PLANNING

We understand the property currently has consent for Class 1A (Retail & Professional) 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 VAT elected.

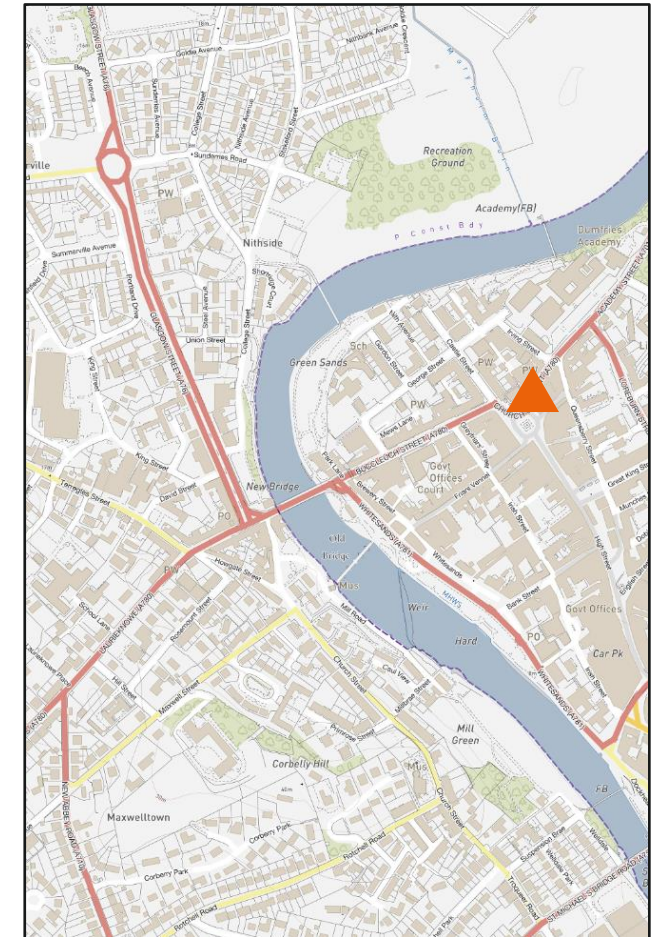
## LEGAL COSTS

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:**

**Shepherd Chartered Surveyors** 18 Castle Street, Dumfries, DG1 1DR | **Tel:** 01387 264333  
**Fraser Carson:** [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk) | **Robert Maxwell:** [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk)

**[www.shepherd.co.uk](http://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: NOV 2023**

