

RETAIL / PROFESSIONAL

- > GROUND, FIRST & ATTIC FLOOR BUILDING
- > GOOD SECONDARY TRADING PITCH
- > ADJACENT TO PUBLIC CAR PARK
- > OPEN-PLAN ACCOMMODATION
- > LARGE DISPLAY WINDOWS & RETURN FRONTAGE
- > SUITED TO A VARIETY OF COMMERCIAL USES (STC)
- > QUALIFIES FOR 100% RATES RELIEF
- > SCOPE FOR RESIDENTIAL CONVERSION OF UPPER FLOORS (STC)



TO LET / MAY SELL

125 QUEENSBERRY STREET, DUMFRIES, DG1 1BH

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LOCATION

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as 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 A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

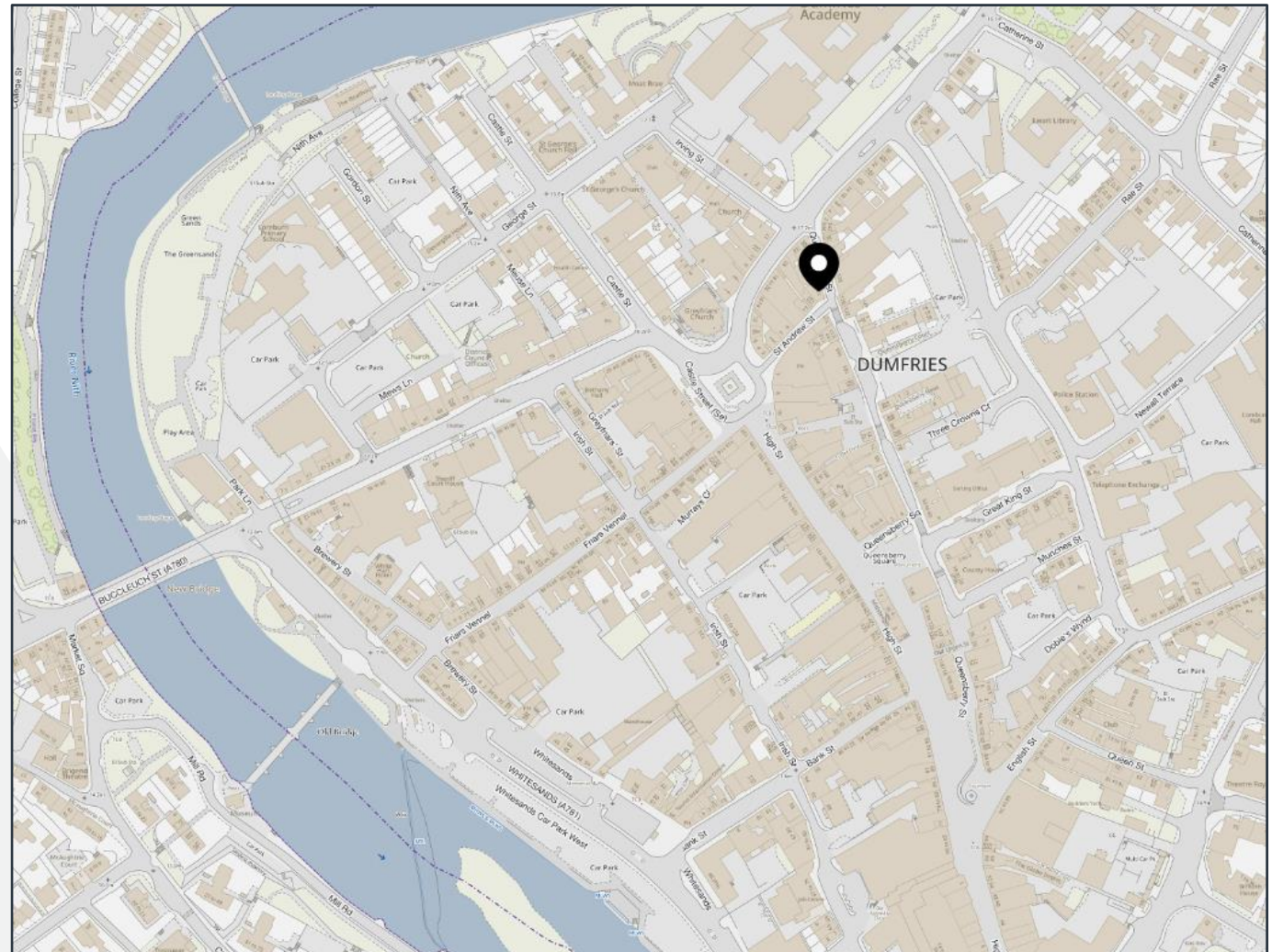
The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The subjects are situated in a mixed-use district within Dumfries town centre and lie on the western side of Queensberry Street, at its junction with St Andrew Street.

The property is set around 50 yards from the pedestrianised High Street and therefore benefits from a good secondary trading pitch.

Nearby occupiers include Nationwide Building Society, Toy Town, Savers, Argos, Greggs, Boots, and TSB, together with a mix of local retailers, salons, caf es, restaurants, and public houses.

The building is adjacent to both the Loreburne Street public car park and Burns Statue bus stance / taxi rank.



DESCRIPTION

The subjects comprise a two storey and attic corner-terraced property of stone construction, with painted render external finish, under a pitched and slated roof with dormer projections.

The unit has a traditional sales frontage with three large aluminium casement display windows, under full width fascia signage.

The main customer entrance door is set within the gable elevation fronting St Andrew Street.

Internally, the property provides the following accommodation:

Ground Floor

Open-Plan Sales Area, Store & Toilet

First Floor

Open-Plan Stockroom / Staff Room, Office & Kitchen

Attic

Disused Storage (accessed via a pull-down ladder)

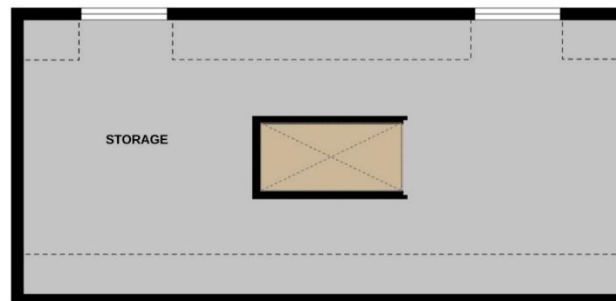
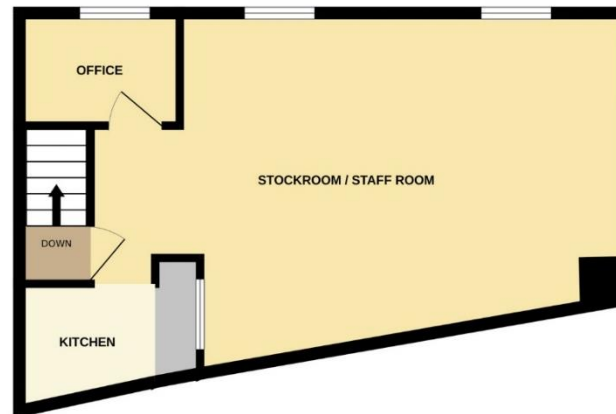
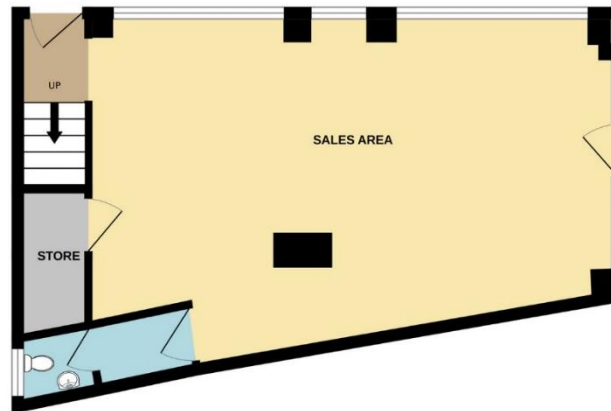
The ground floor sales area has laminated flooring, Slatwall cladding, and a suspended acoustic tile ceiling.

The remaining accommodation has carpet / vinyl floor coverings together with painted / papered walls and ceilings.

Kitchen and sanitary fittings are on modern lines.

FLOOR AREAS	m²	ft²
Ground Floor	52.54	566
First Floor	54.37	585
Attic	14.37	155
TOTAL	121.28	1,306

The above floor 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.





RATING ASSESSMENT

Rateable Value - £8,200.

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

PLANNING & GRANT FUNDING

We are verbally advised that the property is currently registered for Class 1A (Retail & Professional) use. The unit is however well suited to a variety of alternative commercial uses, subject to Local Authority consents.

In addition, there is scope for the first and attic floors to be converted for residential use, subject to Local Authority consents.

Potential grant funding for residential conversion may be awarded by Dumfries & Galloway Council. Further information is available at <https://www.dumgal.gov.uk/article/17433/Town-Centre-Living-Fund>

Interested parties are advised to make their own planning and grant funding enquiries direct with Dumfries & Galloway Council.

SERVICES

Mains water, electricity and drainage.

Space heating is provided by ceiling mounted climate control units.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

RENT, LEASE TERMS & PRICE

Rental offers around **£8,000** are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern. Tenant incentives may be available, subject to the length of lease agreed.

Purchase offers over **£70,000** are invited.

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 / purchaser will be responsible for LBTT, registration dues and VAT where applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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

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