

**FURTHER
PRICE REDUCTION**



- **Established Surgery Premises**
- **Convenient Location**
- **Available Immediately**
- **Ground and Basement Floors**
- **Suitable for a Variety of Uses**
- **Scope for Residential Conv.**
- **Sale with Vacant Possession**
- **OFFERS AROUND £45,000**

VIEWING & FURTHER INFORMATION:

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LOCATION

DUMFRIES, with a population of around 37,500, is the largest town in Dumfries and Galloway and is south west 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. Dumfries attracts trade from nearby towns and villages, together with the surrounding rural hinterland.

The property is located on the south side of Terregles Street, between its junctions with Galloway Street and David Street.

The property lies within a mixed residential and commercial district, convenient to town centre amenities. Nearby commercial properties include hotels, B&Bs, national and local retailers, professional offices and hot-food takeaways.

On-street and free public car parking is available within easy walking distance.

DESCRIPTION

The property comprises the ground and basement floors of a mid-terraced red sandstone building, with brick outshoot at the rear, surmounted by pitched and slated roofs. The property was most recently used as a dental surgery.

It is estimated that the property was originally constructed toward the end of the 19th century.

We understand that the upper floors comprise a separately owned self-contained residential dwelling. There is however a shared ground floor entrance vestibule, accessed from the public footpath via a small flight of external steps.

The floors are a mix of solid concrete and suspended timber construction. Windows are a mix of timber and UPVC casements with single and double glazing.

There is an external courtyard located at the rear of the property.

ACCOMMODATION

Ground Floor

- Shared Entrance Vestibule
- Reception
- Surgery/Office
- Rear Office (currently sub-divided)
- Cloakroom with WC

Basement Floor

- Staff Room with Kitchenette
- Store / Work Room
- Cloakroom with WC.

FLOOR AREA (APPROX.)

The property extends to the following net internal areas:

Ground Floor	48.53 m2	522 ft2
Basement Floor	28.76 m2	310 ft2
Total	77.29 m2	832 ft2

PLANNING INFORMATION

The property was most recently used as a dental surgery however would be suited to various other commercial uses and also provides scope to be converted into residential use, providing a ground and basement floor maisonette. Interested parties are advised to make their own enquiries direct with Dumfries and Galloway Council regards change of use.

PRICE

Offers around £45,000 are invited.

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.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

RATING ASSESSMENT

RV - £3,600. The property therefore currently qualifies for 100% rates relief under the small business bonus scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending
A copy of the EPC is available on request.

VIEWING & FURTHER DETAILS

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

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