

FOR SALE

TOWN CENTRE RETAIL INVESTMENT



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92 FRIARS VENNEL, DUMFRIES, DG1 2RE

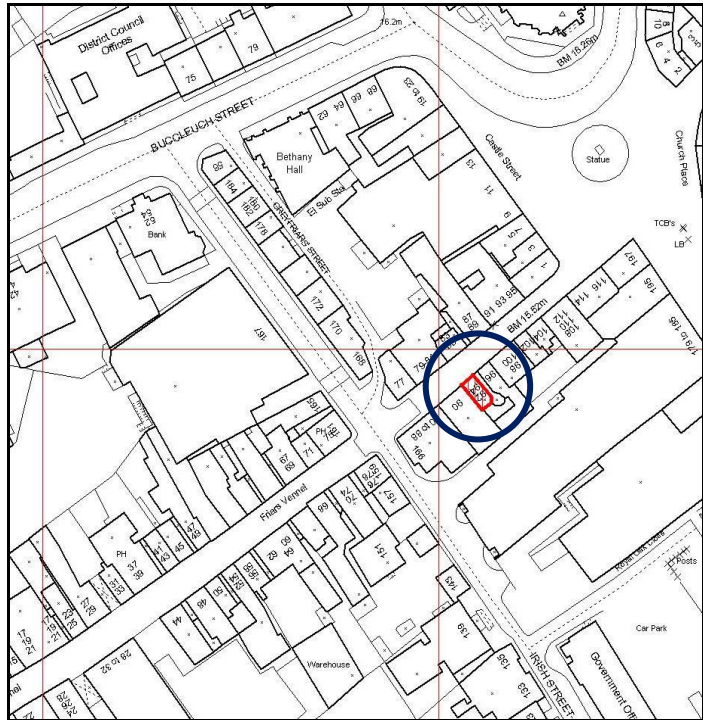
- Open plan retail unit.
- Let to Criffel Crafters Limited.
- Prominent position on busy pedestrian thoroughfare within Dumfries town centre.
- Close proximity to prime retailing area and town centre bus stances.
- Net Internal Floor Area 21.23m² (229ft²) or thereby.
- Purchase offers over £35,000 are invited.
- Lease expires June 2021.



DUMFRIES OFFICE ☎ **01387 264333**

► 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.



The property is situated in the busy pedestrian shopping thoroughfare of Friars Vennel. This links the High Street with the bus stances and riverside area at Whitesands. The subjects are within close proximity to the recently regenerated area at the northern end of the High Street, known as 'Burns Square'. The square also accommodates one of Dumfries's main bus stances.

Nearby occupiers include Apex Scotland, Mr News convenience store, T. A. Francis & Son bakers, Greggs, Barclays, Ladbroke's, Cancer Research and Shelter.

► Description

The subjects comprise a ground floor shop unit forming part of a two storey and attic mid-terraced building. The main walls are of stone construction with the roof over being pitched and slated. The upper floors comprise residential dwellings in separate ownership.

The shop benefits from an attractive three-quarter height timber display frontage with recessed entrance door. A full frontage electric metal roller shutter provides out-of-hours security.

We understand that the site extends to the footprint of the building only, however there is a small surfaced courtyard to the rear of the property which is shared with the neighbouring occupiers. The courtyard has a pedestrian access onto the lane off Irish Street, situated at the rear.

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(s) are set out as a general outline only 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 intending purchasers or tenants should not rely upon 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; and, (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 Value Added Tax in respect of any transaction.

► Accommodation

- Retail Area
- Store
- Staff WC

► Floor Areas

We calculate that the net internal area extends to 21.23m² (229ft²) or thereby.

► Tenancy

The property is let to Criffel Crafters Limited operating an arts and crafts retail business, on a full repairing and insuring lease, expiring on the 31st June 2021. The passing rent is £3,500 per annum.

A copy of the lease documentation can be provided upon application.

► Price

Offers over £35,000 are invited,

► Rating Assessment

RV - £3,650.

► Services

The property is understood to connect to mains supplies of water and electricity with drainage assumed to be connected to the public sewer.

► Costs

Each party to bear 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 Value Added Tax. We are advised that the property is not VAT elected.

► Energy Performance Rating

Energy Performance Rating: G

A copy of the EPC is available on request.

► Viewing and Further Information

Please contact the sole agents. Viewing is strictly by prior appointment.

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