



FOR SALE

Fully Fitted 64 Cover Restaurant & Redevelopment Opportunity

103 Queensberry Street, Dumfries, DG1 1BH

- **First Floor Restaurant**
- **Established Business**
- **Qualifies for 100% Rates Relief**
- **Modern Fixtures & Fittings**
- **Opposite Public Car Park**
- **Upper Floor Redevelopment**
- **Planning for 4 Bed Apartment**
- **Possible Grant Assistance**
- **Scope for Alternative Development**



VIEWING & FURTHER INFORMATION:

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LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, and has a residential population of around 37,500. The town lies approximately 75 miles south of Glasgow, 34 miles northwest of Carlisle and is bypassed by the A75 trunk road.

The property occupies a prominent position on Queensberry Street, positioned between its junctions with Three Crowns Court and St Andrews Street. Queensberry Street is located within the heart of Dumfries town centre and runs parallel to the pedestrianised High Street.

The property is located directly opposite the Loreburn Street public car park and is within close proximity to both the Burns Square and Great King Street bus terminals. The Munches Street taxi rank is also located within short walking distance.

Other commercial occupiers include a number of bars and restaurants, public houses, hot food takeaways and various local traders.

DESCRIPTION

The subjects extend to a 64 cover, or thereby, first floor restaurant together with a second and third floor redevelopment opportunity. The property forms part of a larger three storey, basement and attic mid-terraced building, which is category B listed and of traditional stone construction under a slated roof.

Both parts are accessed via a shared staircase with external entrance door directly from the public footpath.

The restaurant provides a well presented and spacious dining area, retaining many of the original features. The dining area has hardwood flooring and painted timber clad/lined walls, together with painted ceilings.

Three-quarter height partition walls have been installed at the rear to provide a gallery prep area, which leads to the fully fitted kitchen. A staircase from the prep area leads to a ground floor store room with external loading doors.

The upper floors are currently to a shell finish with works partially complete, including floors, stairs, windows and stud partitions. All of the original features have been retained.

Open-plan Dining Area
Two Customer Toilets
Gallery Prep Area
Kitchen
Ground Floor Store with Loading Doors

The property extends to the following gross internal floor areas:

Restaurant - 151.80sq.m. (1,634sq.ft.)
Upper Floors - 312.00sq.m. (3,358sq.ft.)

The second and third floors currently have planning permission (REF: 15/P/3/0211) for a four bedroom apartment including large open plan dining kitchen and lounge, utility room, playroom and master bedroom en-suite. Grant funding may be transferable.

Alternatively, the upper floors could be redeveloped as two separate flats or a commercial use to complement the existing restaurant, such as a cocktail bar. Any alternative development would however be subject to obtaining Local Authority consents.

Further information surrounding the existing business, including accounts information, will be made available to vetted parties, following a formal viewing.

Offers around £270,000 are invited, excluding stock.

RV: £10,000.

The restaurant therefore qualifies for 100% rates relief.

The upper floors require to be assessed, once works are complete.

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

EPC Rating: Pending

A copy of the EPC is available on request.

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