

THE OLD BANK

8 ENGLISH STREET
DUMFRIES DG1 2BT

UNIQUE
OPPORTUNITY
IN THE HEART OF
DUMFRIES

TO LET





Renaissance Refurbishment

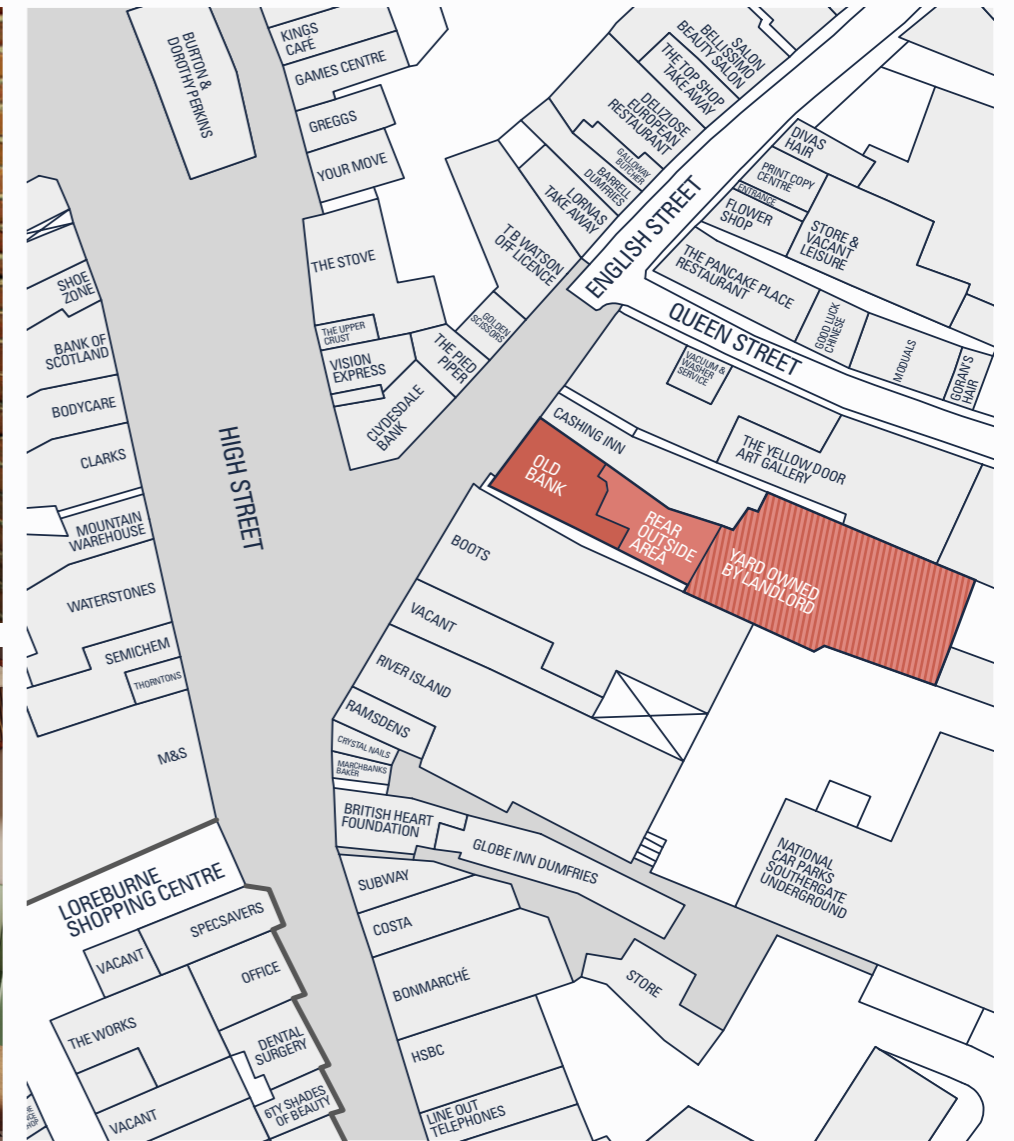
One of the finest examples of renaissance revival buildings in Scotland, the old Union Bank, Dumfries was built from 1872-1875. Opening originally as The Union Bank, the Italianate building has been at the centre of town life for over 120 years.

Fully refurbished, The Old Bank will be every part the showpiece it once was, as a statement restaurant opportunity in the heart of Dumfries.

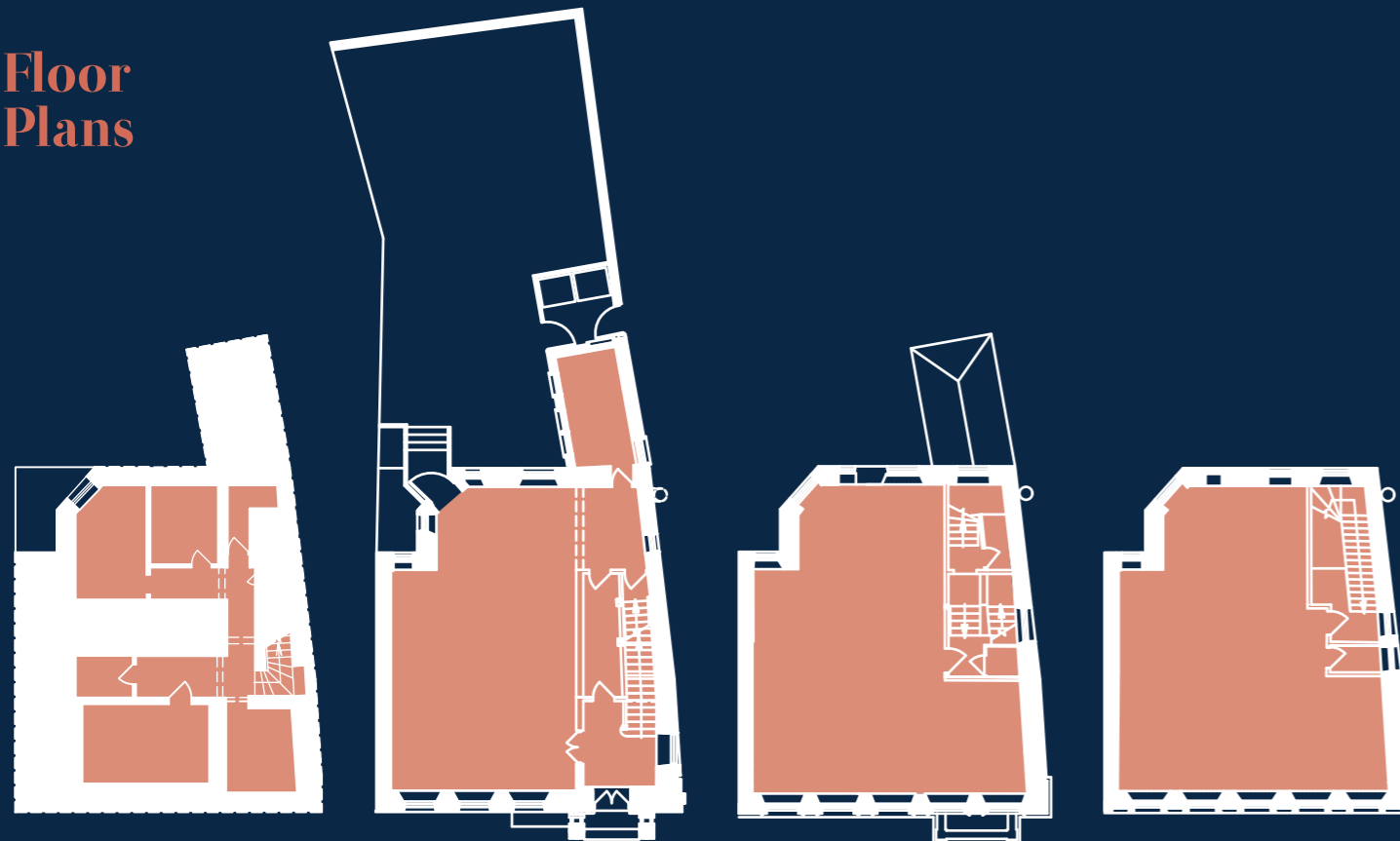
In the heart of the heartland

Dumfries is a busy market town and the largest in the region of Dumfries & Galloway. It is the principal retail centre in the south west of Scotland with a population of 31,600 people.

Dumfries is located 75 miles south of Glasgow and 33 miles north of Carlisle.



Floor Plans



Basement

Ground Floor

First Floor

Second Floor

Location

Situated in the centre of historic Dumfries where English Street meets the high street within close proximity of Loreburne Shopping Centre. Nearby occupiers include Boots, River Island, Clydesdale Bank and Marks and Spencer.

Accommodation

The subjects comprise a retail unit arranged over the ground, first and second floors.

The property lends itself to a variety of potential uses including retail, restaurant, office, etc, and already benefits from a Class 3 planning consent.

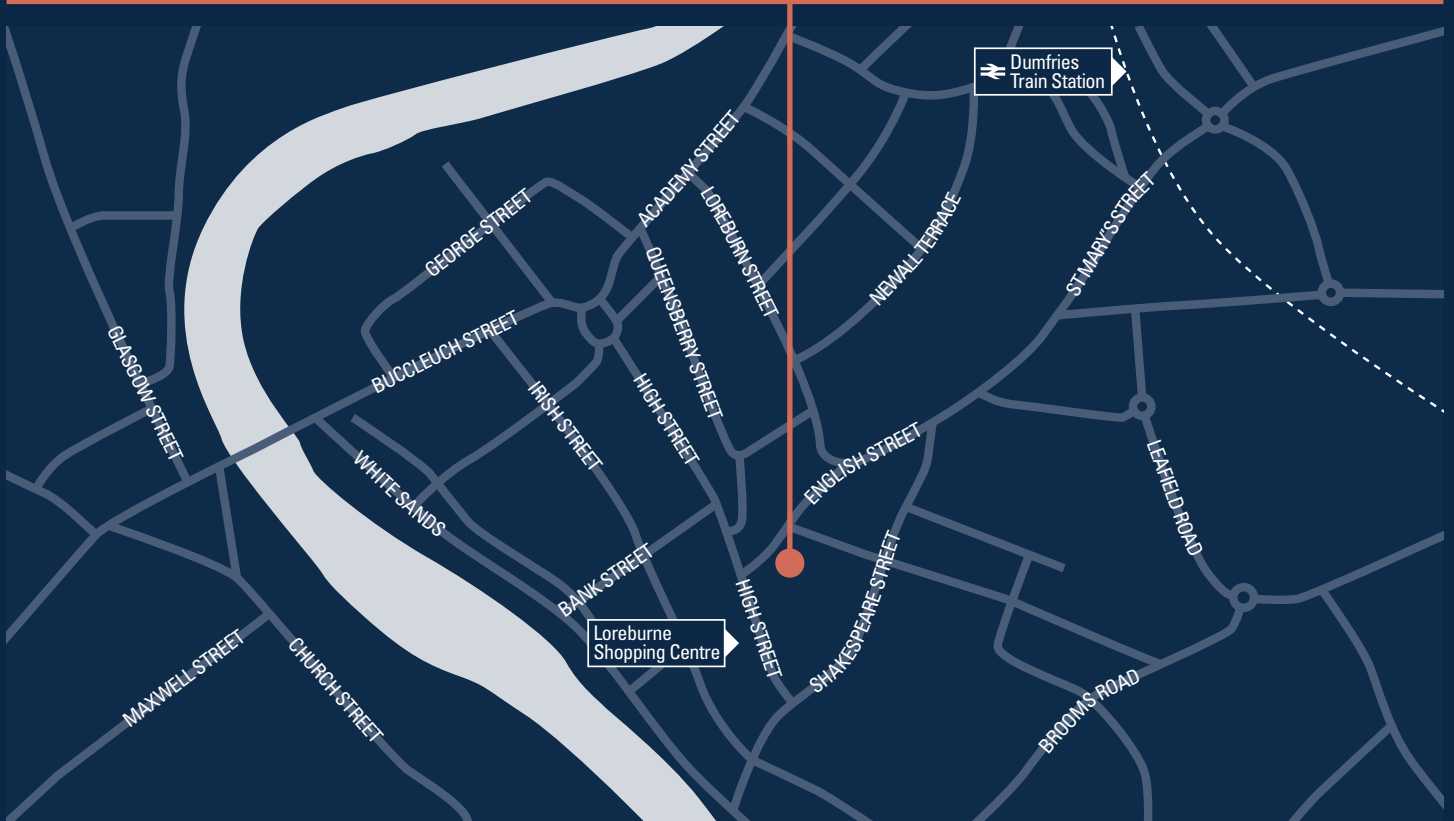
We calculate The Old Bank extends to the following approximate net internal areas:

Floor	Sq ft	Sq m
Second	1,076	99.96
First	1,030	95.69
Ground	1,360	126.34
Basement		
Total	3,466	321.99



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DUMFRIES



Lease Terms

The subjects are available on a new full repairing and insuring lease for a term to be agreed.

Rent

Offers of £50,000 per annum exclusive are invited.

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction, although the ingoing tenant shall be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT applicable.

Rating

Rates to be reassessed.

Energy Performance Certificate

The EPC rating is F.

Date Of Entry

By arrangement.

Contact Details



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