

FOR SALE

Office / Retail / Conversion Opportunity

63-65 Friars Vennel, Dumfries, DG1 2RQ



- Four Storey Office Building
- Accessible Ground Floor
- Modernised Accommodation
- Convenient to Public Transport
- Free Public Parking Nearby
- Furniture / Equipment Included
- Qualifies for 100% Rates Relief
- Suited to Variety of Uses
- Potential for Conversion

VIEWING & FURTHER INFORMATION:

Fraser Carson
f.carson@shepherd.co.uk

Taylor Hall
taylor.hall@shepherd.co.uk

T: 01387 264333
F: 01387 250450

www.shepherd.co.uk

LOCATION

Dumfries is the principal shopping and administrative centre in the Dumfries and Galloway region of southwest Scotland, with 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 town's retail catchment includes other nearby towns and villages, together with the surrounding rural hinterland. The area also draws in significant tourist trade during the spring and summer months.

The subjects are situated on the busy pedestrianised thoroughfare of Friars Vennel, which links the main High Street retailing area with the riverside area of Whitesands.

The property is located on the northern side of Friars Vennel, close to its junction with Irish Street, immediately adjacent to the recently constructed DGHP building. Nearby occupiers include The Hub, Apex Scotland, Fair Secure, D&G Multicultural Association, Ladbroke's, Mr News Convenience Store, Cancer Research, Barclays and Greggs.

The subjects are conveniently located for public transport links with bus stances / taxi ranks located at the Burns Statue and Whitesands. Free public car parking also lies within easy walking distance.

DESCRIPTION

The subjects comprise a four storey mid-terraced building of traditional stone construction under pitched and slated roofs, with dormer projection to the front.

The ground floor has a traditional timber shop frontage with three-quarter height display windows and full width fascia signage above. This property also benefits from a disabled friendly entrance door.

Internally the property has been modernised throughout, with access to each floor provided by a concrete staircase at the rear.

The ground floor has been fully fitted with timber effect slat wall cladding and wood flooring. The upper floors have painted walls and a mix of carpet / vinyl floor coverings.

The site extends to the footprint of the property together with a small area of garden ground at the rear, accessed via an enclosed corridor forming part of the adjacent DGHP property. This ground could also be used for alternative purposes such as bike or bin storage.

In addition, there is a rear entrance door accessed via a separate shared enclosed corridor.

ACCOMMODATION

Ground Floor	Reception Office, Interview Room, Toilet
First Floor	Large Meeting Room, Two Offices / Stores
Second Floor	Two Offices, Kitchen, Store, Toilet
Attic Floor	Two Offices, Store

NET INTERNAL FLOOR AREA

Ground Floor	32.14 m ²	346 ft ²
First Floor	26.90 m ²	290 ft ²
Second Floor	21.42 m ²	231 ft ²
Attic Floor	17.78 m ²	191 ft ²
TOTAL	98.24 m²	1,058 ft²

PURCHASE PRICE

Offers around £100,000 are invited.
We understand that the property is not VAT elected.

RATING ASSESSMENT

RV - £7,650.
The subjects therefore qualify for 100% rates relief.

SERVICES

Mains water, electricity, drainage. Benefits from electric heating.
Fire alarm | CCTV | Phone exchange | Wired internet throughout

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.

PLANNING

We assume the property currently benefits from a Class 2 (Office/Retail) consent, however it may be suited to alternative commercial use or residential conversion, subject to statutory consents. Local Authority grant assistance may be available for a planned residential conversion.

Purchasers must direct all planning enquiries to Dumfries & Galloway Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

Publication Date: 1st October 2019

