

SALES OFFICE & SECURE YARD

- > DETACHED GROUND FLOOR OFFICE
- > ADDITIONAL CONSERVATORY BUILDING
- > SECURE YARD WITH VEHICLE ACCESS
- > EDGE OF TOWN CENTRE LOCATION
- > SUITED TO A VARIETY OF USES
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > FLEXIBLE LEASE TERMS AVAILABLE



TO LET (MAY SELL)

1-3 KING STREET, DUMFRIES, DG2 9AL

CONTACT: Fraser Carson | f.carson@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk



DESCRIPTION

The subjects comprise a single storey detached sales office of traditional sandstone construction, under a pitched and slated roof, fronting the public footpath.

Adjacent to this is a well proportioned and secure yard, with attractive metal railings and vehicle entry gate.

The property also includes a detached conservatory with rear extension of block construction and roughcast external finish, under a metal clad roof.

The internal accommodation extends to:

- Main office, staff room and toilet.
- Conservatory and two further offices.

Internally the subjects have a mix of carpet and laminate floor coverings together with lined and papered / painted walls and ceilings. The conservatory roof is of a high quality, double-glazed design.

FLOOR AREA	m²	ft²
Main Office	23.84	257
Conservatory Office	33.48	360
TOTAL	57.32	617

The above areas, which have been calculated from on-site measurements, have been calculated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west 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 subjects occupy a visible site on the corner of King Street and David Street, within walking distance of the town centre and 50 yards to the west of Glasgow Street (A76).

Other nearby commercial operators include Carpetways, Farmers Den, City Electrical Factors, King Street Valeting and Palmerston Car Wash.

PRICE, RENT & LEASE TERMS

Purchase offers will be considered.

Rental offers around **£8,400 per annum** are invited,

The property is available by way of a new Full Repairing and Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern. Incentives may be available subject to the length of lease agreed.

SERVICES

Mains water, electricity and drainage. It appears there is also mains gas into the site, however the meter has been removed.

RATING ASSESSMENT

RV - £3,500. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property is well suited to a variety of commercial uses, subject to Landlord and Local Authority consent.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

The VAT status of the property is to be confirmed.

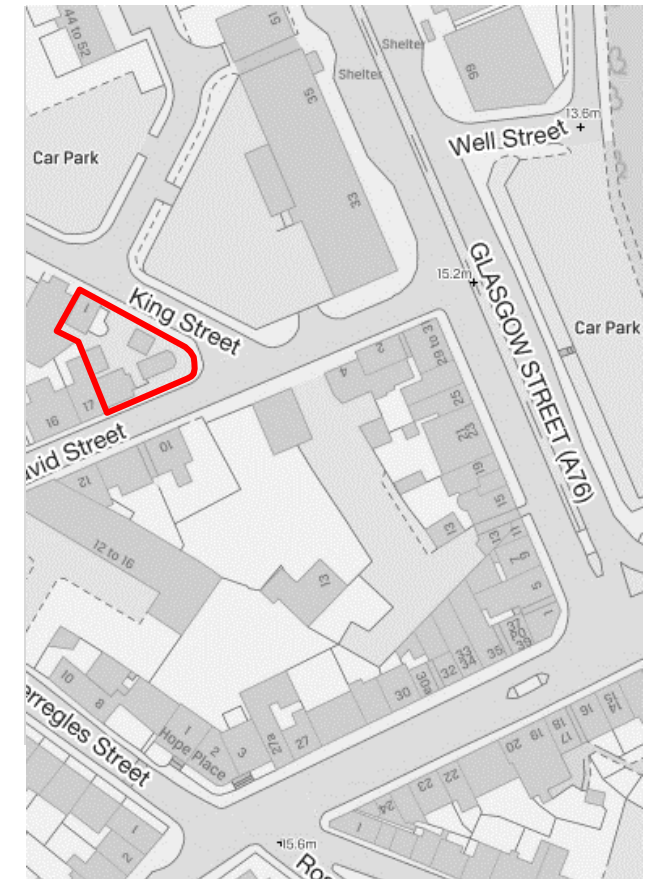
LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant will be responsible for LBTT, registration dues and VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.



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

Shepherd Chartered Surveyors 18 Castle Street, Dumfries, DG1 1DR | 01387 264333
Fraser Carson | f.carson@shepherd.co.uk

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