



- Ground Floor Retail Unit
- Basement Storage
- Open Plan Sales Area
- Close Proximity to High Street
- Qualifies for 100% Rates Relief
- Category C Listed Building
- Ideal Starter Unit
- Possible Investment Property
- Flexible Lease Terms

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, 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 northern side of English Street, between its junction with Queen Street and the main pedestrianised retailing area on Dumfries High Street.

Nearby occupiers include Boots, Clydesdale Bank, River Island, Ramsdens, Greggs, Waterstones, Marks & Spencer. The property is also within close proximity to The Loreburne Shopping Centre.

The subjects are conveniently positioned for public transport links with bus stances / taxi ranks located at Great King Street, Munchies Street and The Loreburne Shopping Centre. Free public car parking also lies within easy walking distance.

DESCRIPTION

The subjects comprise a ground floor retail unit, with basement storage, forming part of a larger tenement building of traditional stone construction under a pitched and slated roof.

The ground floor has a traditional retail frontage with two three-quarter height aluminium casement display windows, central customer entrance door and full width fascia signage above.

The floor at ground level is of suspended timber construction. The front sales area and rear stock room have been separated by a temporary stud partition and could easily be opened up to create one large sales space.

The sales area has a vinyl floor covering with slat wall cladding and suspended acoustic tile ceiling, incorporating lighting units. The rear stock room is to a similar finish except for having a tiled floor, which includes the hatch leading to the basement.

The basement provides typical ancillary storage space, although with limited headroom, having a painted concrete floor and cement rendered walls.

Staff welfare facilities include a wash hand basin within the rear stock room together with a staff toilet facility.

ACCOMMODATION

Ground Floor:

Front Sales Area, Rear Stock Room, Storage Cupboard, Staff Toilet

Basement:

Ancillary Storage Space

NET INTERNAL FLOOR AREA

Ground Floor	27.27 m ²	294 ft ²
Basement Floor	18.20 m ²	196 ft ²

RENT & LEASE TERMS

Offers around £8,500 per annum are invited.

The property is available by way of a new lease on a Full Repairing and Insuring (FRI) basis, for a flexible term incorporating a regular review pattern. Incentives may be available depending on the length of lease entered into.

PURCHASE PRICE

Purchase offers are invited.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective tenants / purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax.

RATING ASSESSMENT

RV - £5,750.

The property therefore qualifies for 100% rates relief.

SERVICES

Mains water, electricity and drainage.

The property benefits from electric heating and instantaneous electric hot water heaters.

LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the tenant / purchaser 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.

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