

RETAIL UNIT DUMFRIES

38 High Street



Key Highlights

- Popular market town with a resident population of over 32,000 persons, forming the principal commercial centre in the south west of Scotland.
- Ideally suited to a gym or leisure operator.
- Premises are situated in a prime position on the prominent corner of the High Street and Shakespear Street.
- Nearby occupiers include **River Island, Next, M&S** and **Monsoon Accessorize**.

SAVILLS EDINBURGH
Wemyss House, 8 Wemyss Place
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Accommodation

The property is arranged over first floor only, with direct access from ground floor level. The premises benefit from a demised car park located at basement level.

First	13,300 sq ft	1,236 sq m
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Rent

Available on application.

Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

Rates

We estimate the rates will equate to the approximate value:

Rateable Value:	£65,000
UBR (2018/19):	£0.506
Rates Payable:	£32,890 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Service Charge

The service charge is estimated at £10,865 per annum.

Legal Costs

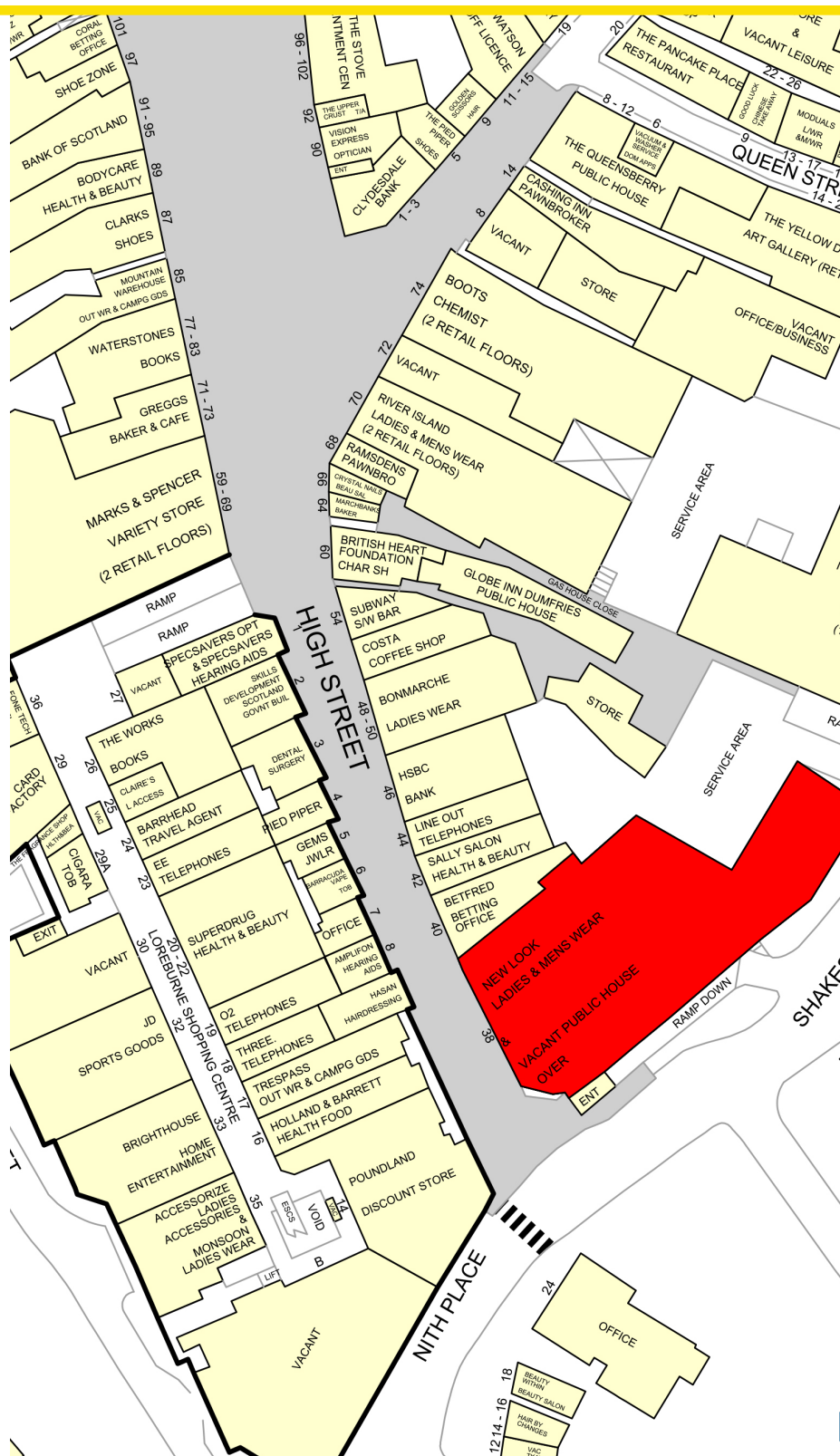
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full Energy Performance Certificate available on request.

Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.



Contact

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