

OFFICE / RETAIL

- > GROUND FLOOR UNIT
- > VISIBLE TOWN CENTRE LOCATION
- > ATTRACTIVE GRANITE FRONTAGE
- > LARGE DISPLAY WINDOWS
- > OPEN-PLAN ACCOMMODATION
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > FLEXIBLE LEASE TERMS & INCENTIVES AVAILABLE

TO LET / FOR SALE

78 HIGH STREET, DALBEATTIE, DG5 4HB

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DESCRIPTION

The subjects comprise a ground floor office / retail unit which forms part of a larger mid-terraced two storey building with rear projection.

The building is of local granite construction, with a pointed external finish, under pitched and slated roofs.

The unit has two large timber casement display windows, a central customer entrance door and a full width fascia sign board.

The internal accommodation is open-plan and extends to the following:

- Front Sales Area / Office
- Rear Sales Area / Office
- Male & Female Customer Toilets
- Unisex Staff Toilet

The main sales / office space has a carpet and vinyl floor covering, together with painted walls and a suspended acoustic tile ceiling. The front and rear areas are separated by a fitted sales counter. The toilets have tiled floors together with painted walls and ceilings.

FLOOR AREA	m ²	ft ²
Ground Floor *	45.04	485

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

* The current toilet provision reflects the units' previous use as a betting office and therefore there is scope for the stated net internal floor area to be increased.



LOCATION

Dalbeattie is one of the largest towns in Dumfries & Galloway, with a population of around 4,500. Trade is also generated from those living, working or vacationing in the surrounding rural areas.

The town is accessed from the A75 trunk road via the A745 (Castle Douglas), B794 (Haugh of Urr) and the A711 which also provides a road connection to the regional town of Dumfries.

The property occupies a visible trading location within the heart of the town centre.

Nearby occupiers include Douglas Swan & Sons, Super Save, Bryan Gowans, The Co-operative Foodstore, Kinnaids (Nisa) Convenience Store and Gillespie Gifford & Brown Solicitors.

On-street parking is available along High Street however the property is also within a short walking distance of both public car parks.

PRICE, RENT & LEASE TERMS

Purchase offers around **£55,000** are invited..

Rental offers around **£6,000 per annum** are invited.

A new lease is available on a Full Repairing and Insuring (FRI) basis, for a flexible term. Incentives are available, subject to the length of lease agreed.

SERVICES

Mains water, electricity and drainage. The property benefits from a ceiling mounted air-conditioning system.

RATING ASSESSMENT

RV - £3,250. The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

The property is currently registered for Class 2 (Professional) and Class 1 (Retail) use however, it is also well suited to other alternative commercial uses, subject to both Landlord and Local Authority consent. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

VALUE ADDED TAX

We are advised that the property is not VAT elected.

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: E
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
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