



- Lower Ground Floor Office
- Main Professional District
- Close to Public Parking
- Qualifies for 100% Rates Relief
- Flexible Lease Terms
- Available Immediately
- Private Courtyard Entrance

#### 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 at the intersection of George Street and Castle Street, in what is considered the prime office location within Dumfries, and is within walking distance of the main pedestrianised retailing area.

The property is conveniently located for public transport links with the Burns Statue bus stance a short distance to the south.

There is on-street parking in the immediate vicinity together with a number of free public car parks within easy walking distance.

#### DESCRIPTION

The subjects comprise a lower ground floor office suite forming part of a larger four storey, category B listed corner-terrace property.

The building is of attractive red sandstone construction, surmounted by a pitched and slated roof. In addition, there is a single storey projection under a flat felt roof. Windows comprise timber sash casements with single glazing.

The property is accessed from an external staircase, gated from the public footpath on George Street. This leads to a private external courtyard area adjacent to the main entrance door.

The accommodation provides generously proportioned cellular accommodation, which has been modernised in the past. The floors have a carpet covering with walls and ceilings having a painted finish.

Ancillary storage is also provided in a former outhouse, which is now linked internally to the main accommodation.



## ACCOMMODATION

Entrance Hall, Three Offices, Cloakroom with WC / Tea Prep, Storage Space.

## NET INTERNAL FLOOR AREA

Main Accommodation	41.89 m <sup>2</sup>	451 ft <sup>2</sup>
Ancillary Storage	4.22 m <sup>2</sup>	45 ft <sup>2</sup>
<b>Total</b>	<b>46.11 m<sup>2</sup></b>	<b>496 ft<sup>2</sup></b>

## RENT & LEASE TERMS

Offers around £4,200 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.

## RATING ASSESSMENT

RV - £3,500.

The subjects therefore qualify for 100% rates relief under the small business bonus scheme.

## SERVICES

The property is connected to mains supply of water and electricity. Drainage is connected to the main public sewer.

The property benefits from modern electric panel heating.

## 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 to any letting.

## VALUE ADDED TAX

We understand that the property is not VAT elected.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.

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