



Mid Terraced Traditional Office Property

Provincial House, 11 Buccleuch Street, Dumfries DG1 2AT

Location

Dumfries has a population of around 37,500 persons and is the largest town in Dumfries and Galloway and is south west Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles northwest 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 property, situated between White Sands and Charlotte Street, occupies a prominent and highly visible position fronting the busy thoroughfare of Buccleuch Street (A780) which is one of the principal feeder routes into the town.

The subjects are located within the town's main professional district, within close proximity to the prime shopping area of Dumfries High Street. There are a number of free long stay car parks within a short walking distance and the town bus routes are easily accessible from this location.

Nearby occupiers include Genesis OHS, DM Hall, Pollock and McLean Solicitors, Barbour's department store, Dumfries

Sheriff Court, the Council's Municipal Chambers, along with other businesses such as pharmacists, dentists, accountants, architects and insurers.

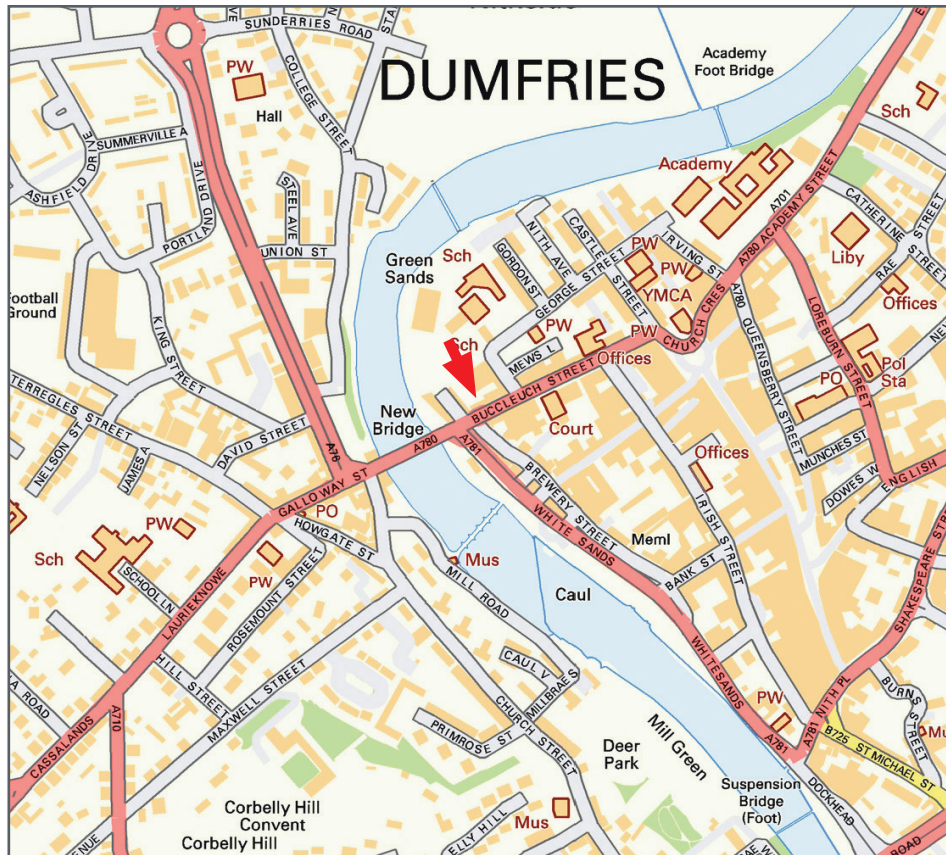
Description

The subjects comprise a 3 storey mid-terraced building, which is of traditional stone construction under a pitched and slated roof.

The premises are over lower ground, ground and 1st floors. The ground floor provides 4 rooms one of which ideally suits a reception area. The 1st floor provides a large training room, meeting room and office. The lower ground consists an office, male and female toilets, tea prep and plant room. There is direct access to the rear car park.

The premises benefit from carpet flooring, a mix of plater and suspended ceilings, surface mounted modern strip lights and gas central heating.

There is a car parking space to the rear of the property accessed from Brewery Street via Friars Vennel.



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Floor Areas

| | | |
|--------------------------|------------|-----------|
| Ground Floor Offices | 50.35 sq m | 542 sq ft |
| First Floor | 30.59 sq m | 329 sq ft |
| Basement Kitchen & Store | 9.26 sq m | 100 sq ft |

TOTAL **90.20 sq m 971 sq ft**

Rent

£10,000 per annum. There is no VAT payable on the rent.

Business Rates

| | |
|---------|--------|
| RV | £8,500 |
| Payable | £4,080 |

The premises qualify for 100% Rates Relief under the small business bonus scheme. For further details contact the Director of Finance at Dumfries & Galloway Council.

Energy Performance Certificate

A copy of the EPC can be provided upon request.

VAT

VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal fees and outlays including VAT.

Viewing

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For further information please call today 0141 556 1222