

ONLINE AUCTION

- > TOWN CENTRE LOCATION
- > OPPOSITE PUBLIC CAR PARK
- > CATEGORY B LISTED BUILDING
- > NOT VAT ELECTED
- > FULLY LET
- > AVERAGE COMBINED RENT: £21,000 P.A.
- > AUCTION DATE: 23RD FEBRUARY 2022 @ 2.30 PM
- > GUIDE PRICE: £175,000

FOR SALE

109 QUEENSBERRY STREET, DUMFRIES, DG1 1BH

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DESCRIPTION

The property comprises a substantial three storey, basement and attic floor mid-terraced retail premises, currently sub-divided to create two separate units.

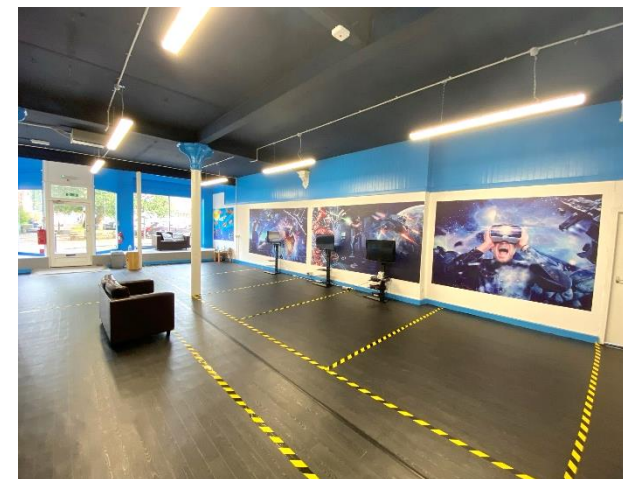
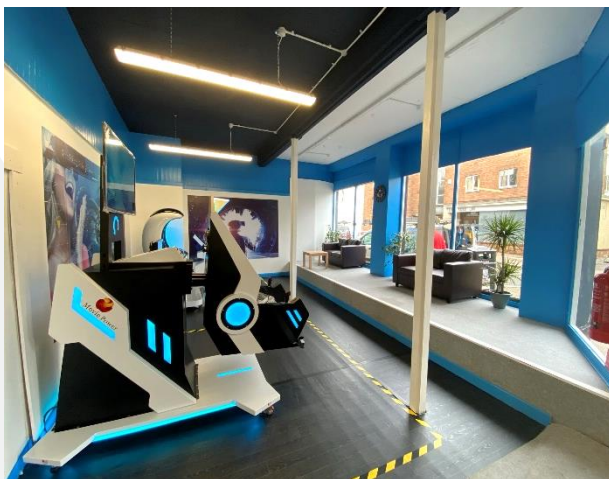
The building is category B listed with traditional sandstone walls under a pitched and slated roof. The ground floor benefits from an attractive double sales frontage with large display windows.

The main retail space extends over the ground, first and second floors, whilst the basement and attic floors are currently used for storage. Both units are self-contained with dedicated entrance doors and private welfare facilities.

The property is well suited to a variety of commercial uses with scope for future residential conversion of the upper floors, subject to Local Authority consents.

| FLOOR AREAS | m² | ft² |
|-----------------------------|----------------------|-----------------------|
| LHS (G Floor) | 142.28 | 1,532 |
| RHS (B, G, F, S & A Floors) | 549.72 | 5,917 |
| TOTAL | 692.00 | 7,449 |

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

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LOCATION

Dumfries, with a population of around 37,500 is the largest town in Dumfries & Galloway as is therefore South West Scotland's main shopping and administrative centre. The town lies approximately 75 miles south of Glasgow and 34 miles north west of Carlisle, occupying a strategic location at the intersection of the A75, A76 and A701 trunk roads.

The subjects occupy a central position on the western side of Queensberry Street, opposite the Loreburn Street public car park, around 50 yards from the pedestrianised High Street. The 'Burns Statue' bus stance and Munches Street taxi rank are also within short walking distance.

LEASE TERMS & PASSING RENT

The left-hand unit is let from 30/09/20 to 29/09/25. The passing rent is £10,200 p.a. stepping up to £10,800 p.a. in 2022, £11,400 p.a. in 2023 and £12,000 p.a. in 2024.

The right-hand unit is let from 01/12/19 to 30/11/29, with a tenant only break option at 01/12/24. The passing rent is £9,000 p.a. with an uplift to £10,000 p.a. in 2023.

The average combined passing rent for the remaining lease term, up to lease expiry dates, is circa £21,000 p.a.

The units are let on a standard commercial lease basis although the landlord is liable for some external repairs.

THE TENANTS

The left-hand ground floor unit is let to a private individual, trading as 'The VRROOM'.

Website – www.facebook.com/DumfriesVRrOOm

The right-hand basement, ground, first, second and attic floor unit is also let to a private individual, trading as 'Vintage 109'.

Website – www.facebook.com/MrsIllingworthsVintageShed

RATING ASSESSMENT

LHS Unit: £14,400

RHS Unit: £12,150

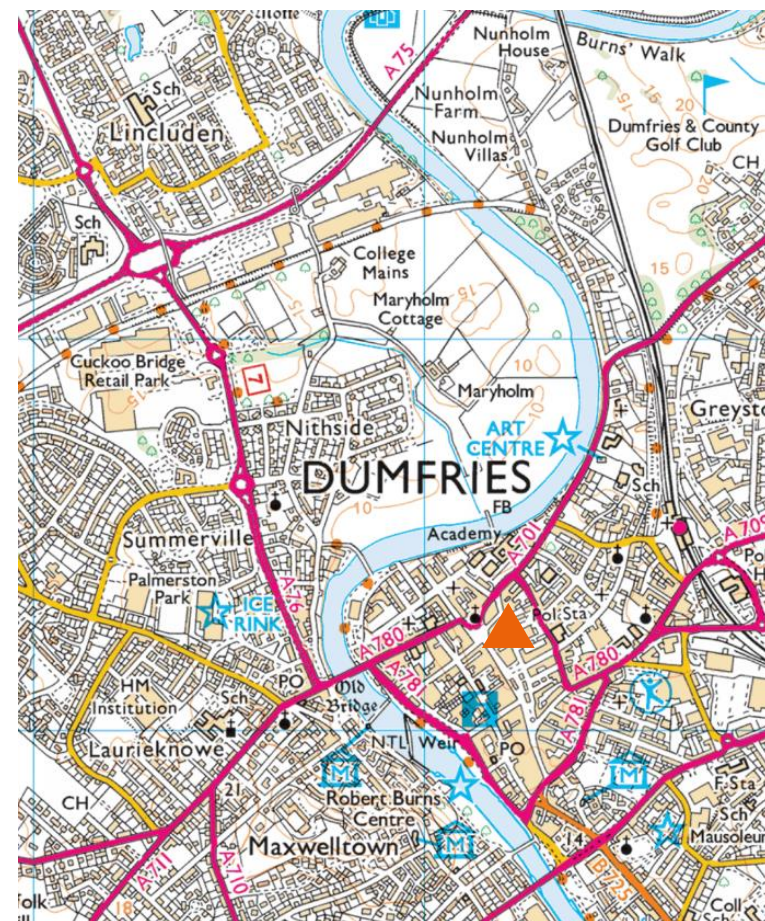
The current UBR (2021/2022) for properties with an RV below £51,000 is £0.49.

However, each unit currently qualifies for 100% rates relief under the Small Business Bonus Scheme.

SERVICES

Each unit benefits from separate mains water, electricity and public sewer connections.

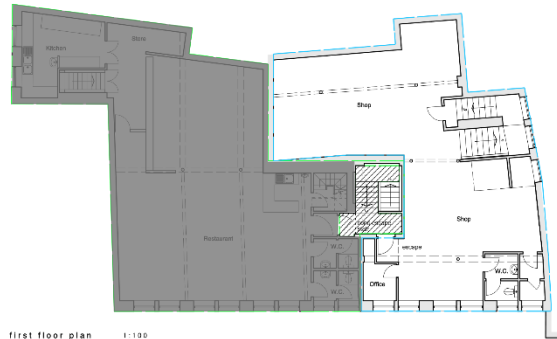
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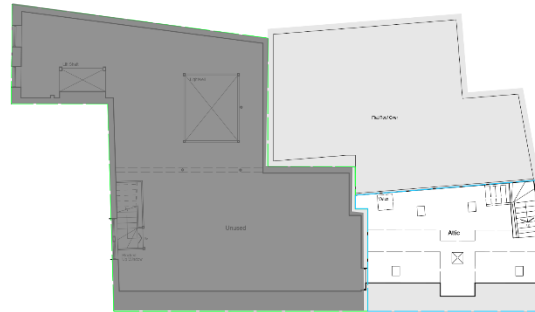
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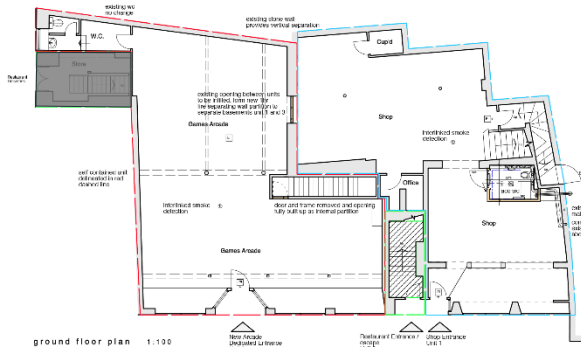
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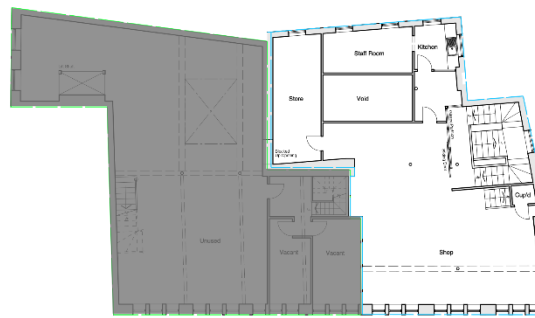
first floor plan 1:100



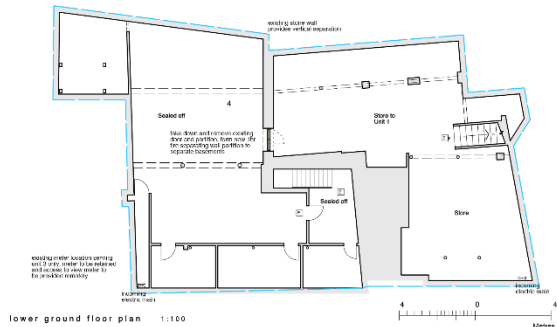
third floor plan 1:100



ground floor plan 1:100



second floor plan 1:100



lower ground floor plan 1:100

LHS UNIT
 RHS UNIT
 NOT INCLUDED



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AUCTION DATE

The auction will be held on 23rd February 2022 at 2.30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL PACK

The legal packs are available to view online

VAT

The property is not elected for VAT and as such VAT will not be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC Rating of G.

CONTACT DETAILS**Local Office Contact**

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**Head of Property Auctions**

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Glasgow Commercial

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For further information or viewing arrangements please contact the sole agents:

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