

# FOR SALE

Retail / Conversion Opportunity

**26-28 English Street, Dumfries, DG1 2BY**



- Ground Floor Retail Unit
- Large Stockroom / Workshop
- Upper Floor Storage Space
- Scope to Convert Upper Floors
- Non Listed Building
- Close Proximity to High Street
- Qualifies for 100% Rates Relief
- Suited to Variety of Uses
- Flexible Date of Entry

## 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 on the southern side of English Street, at its junction with Queen Street, which lies approximately 100 yards from the main pedestrianised retailing area on Dumfries High Street.

Nearby occupiers include The Pancake Place, T B Watson, The Queensberry Hotel, Clydesdale Bank, Boots, Galloway Quality Meats, Norman Furnishing and The Powder Room.

The subjects are conveniently located for public transport links with bus stances / taxi ranks located at Great King Street, Munchies Street and The Loreburne Shopping Centre. Free public car parking also lies within easy walking distance.

## DESCRIPTION

The subjects comprise a two storey and attic mid-terraced building of traditional stone construction under a pitched and slated roof.

The ground floor has a traditional retail frontage with three-quarter height display windows, recessed customer entrance door and full width fascia signage above. The entrance door is secured by an external roller shutter.

The shop can also be accessed from a side door, via the adjacent close. This door has direct access to the internal staircase and therefore provides scope for conversion of the upper floors into residential use.

The floor at ground level is a mix of solid concrete and suspended timber construction, with vinyl covering throughout. The upper floors are of suspended timber construction with a painted finish / carpet covering. The walls and ceilings are lined and painted, with coombed ceilings at attic level.

Staff welfare facilities are located within the ground floor stockroom, with the toilet having been recently modernised.



## ACCOMMODATION

### Ground Floor:

Front Sales Area, Rear Sales Area, Stockroom / Workshop, Toilet

### Upper Floors:

Storage Space

## NET INTERNAL FLOOR AREA

Ground	79.99 m <sup>2</sup>	861 ft <sup>2</sup>
First	50.05 m <sup>2</sup>	539 ft <sup>2</sup>
Attic	11.98 m <sup>2</sup>	129 ft <sup>2</sup>
<b>TOTAL</b>	<b>142.02 m<sup>2</sup></b>	<b>1,529 ft<sup>2</sup></b>

## PURCHASE PRICE

Offers around £75,000 are invited.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax.

## RATING ASSESSMENT

RV - £10,150.

The subjects therefore qualify for 100% rates relief.

## SERVICES

Mains water, electricity and drainage.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## PLANNING

We assume the property currently benefits from a Class 1 (Retail) consent, however it may be suited to alternative commercial use. There is also potential for converting the upper floors into a self-contained residential dwelling, subject to statutory consents, and Local Authority grant assistance may be available.

Purchasers must direct all planning enquiries to Dumfries & Galloway Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

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