

TO LET

RETAIL UNIT DUMFRIES

72 High Street



Key Highlights

- Dumfries is a popular market town with a resident population of over 32,000 people, forming the principal commercial centre in the South West of Scotland.
- Dumfries is located approximately 75 miles south of Glasgow and 12 miles west of the M74 motorway, which links central Scotland to England.
- Situated in a prime position on the east side of the High Street.
- Occupiers located nearby include **River Island, Boots, Marks & Spencer** and **Waterstones**.

SAVILLS EDINBURGH
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Accommodation

The property is arranged over the ground floor level with the following approximate areas:

Ground (sales):	1,736 sq ft	161 sq m
1st Floor (ancillary)	1,527 sq ft	141 sq m
TOTAL:	3,263 sq ft	302 SQ M

Rent

£45,000 per annum.

Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

Rates

Rateable Value:	£38,500
UBR (2019/20):	£0.49
Rates Payable:	£18,865 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

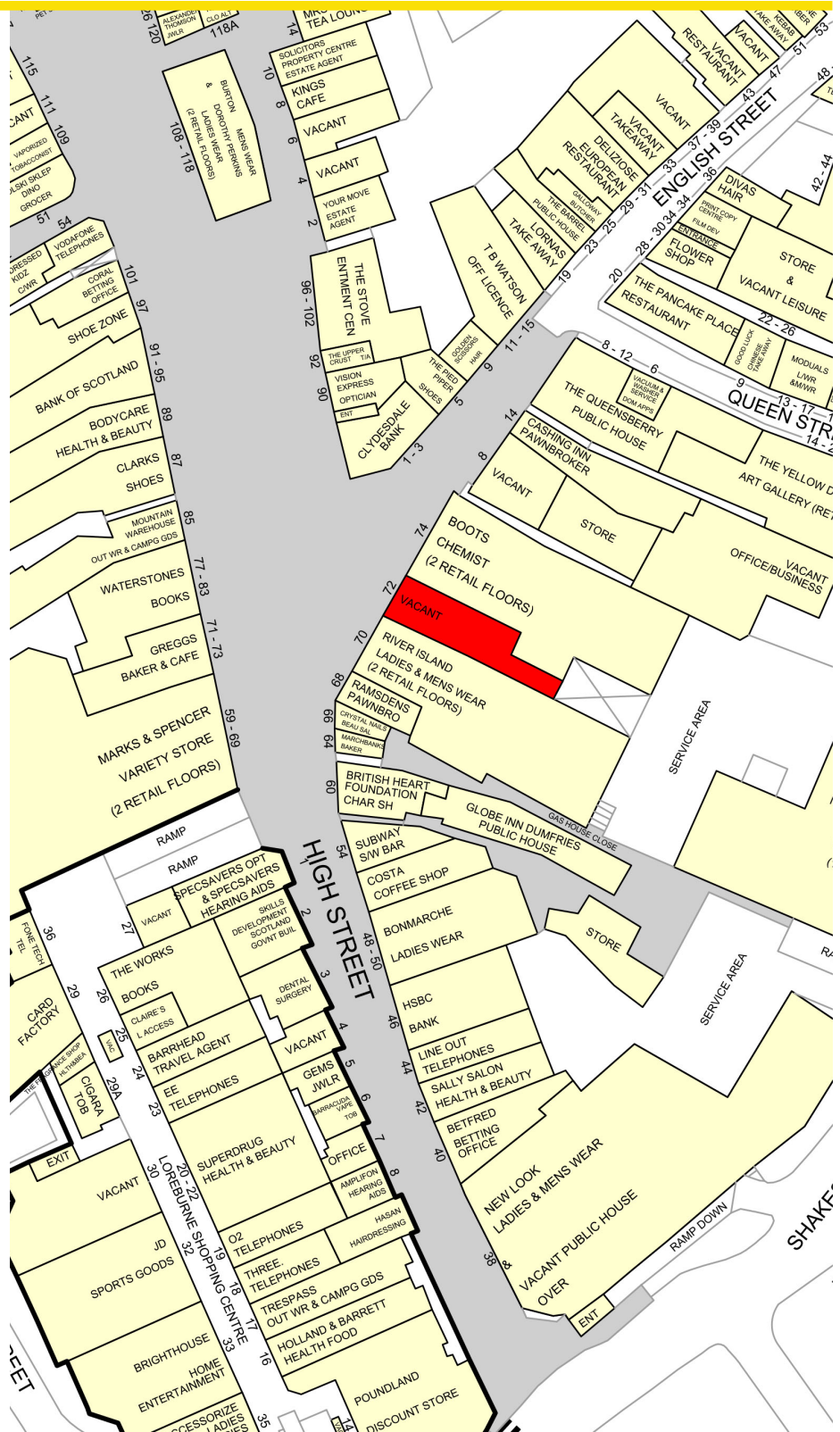
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Full EPC available upon request.

Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.



Contact

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