

TO LET

Office / Professional

First & attic floor accommodation

Town centre location

High levels of passing traffic

NIA: 74.68 m² (804 ft²)

Qualifies for 100% rates relief

£4,500 per annum



WHAT 3 WORDS



49 BUCCLEUCH STREET, DUMFRIES, DG1 2AB

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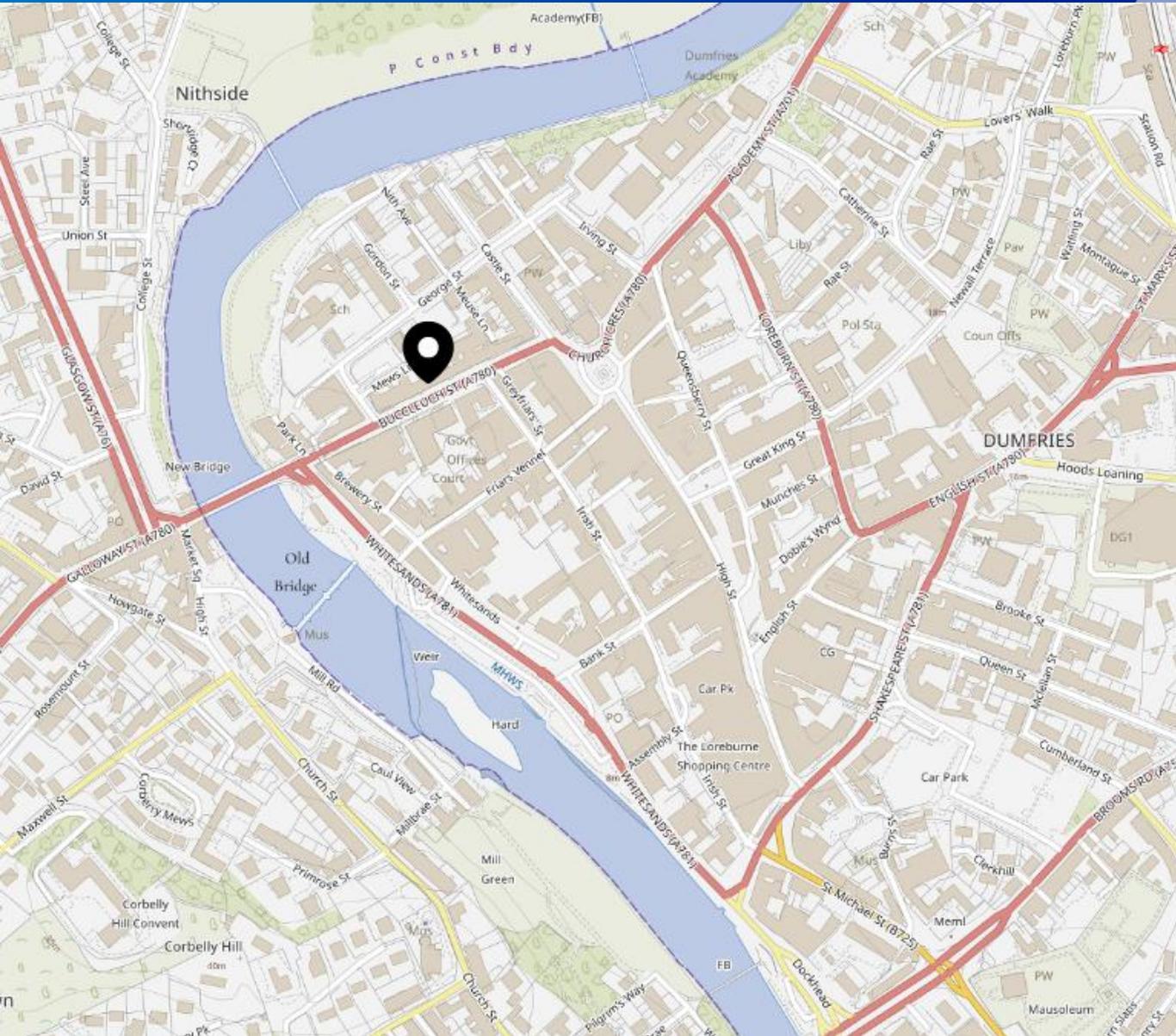
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Location

49 BUCCLEUCH STREET, DUMFRIES, DG1 2AB



The property occupies a prime position on one of the main thoroughfares into Dumfries town centre.

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway and is therefore southwest 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) / M6 motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

The A75 also provides a link to the Northern Irish ferry ports at Cairnryan.

The property occupies a visible position on the northern side of Buccleuch Street, between its junctions with Charlotte Street and Castle Street, and is situated within the town's main professional district. The pedestrianised High Street lies approximately 200 yards to the east.

Buccleuch Street is one of the main arterial roads into Dumfries town centre, therefore the property benefits from a high level of passing traffic. On-street parking is available in front of the property, with public parking and transport links also nearby.

Town centre office in visible location

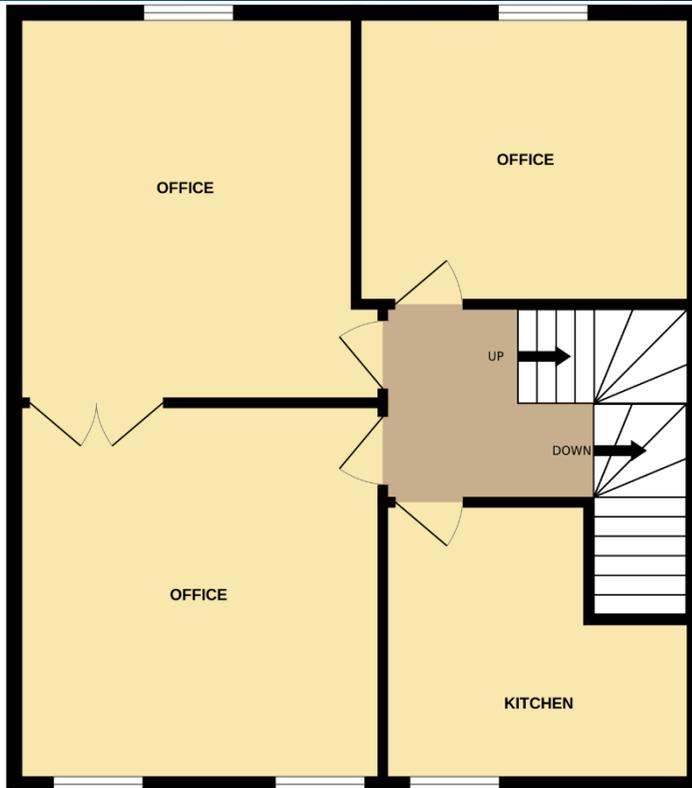


FIND ON GOOGLE MAPS

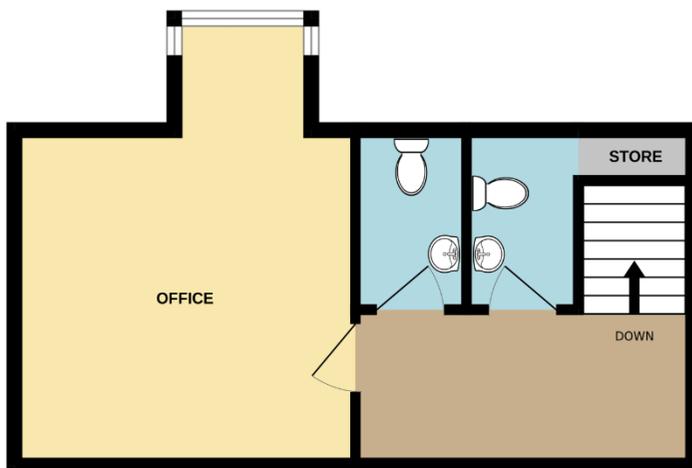


Description

49 BUCCLEUCH STREET, DUMFRIES, DG1 2AB



First Floor



Attic

The office provides cellular accommodation that can support a wide range of business operations.

The subjects comprise the first and attic floors of a two storey, basement and attic mid-terraced building. The ground floor is currently occupied by a dental laboratory.

The main walls are of traditional sandstone construction under a pitched and slated roof with dormer projection at the rear. Windows are of double-glazed uPVC casement design.

Access is via a private ground floor entry door, direct from the Buccleuch Street footpath.

The internal accommodation is as follows:

- Large First Floor Landing
- Three First Floor Offices
- First Floor Staff Room
- Attic Floor Office
- Two Attic Floor Toilets & Store Cupboard

The internal accommodation is finished to a typical standard with carpet floor coverings, painted walls and painted ceilings. The staff room has a fitted base unit with stainless-steel sink and drainer.

FLOOR AREA	m ²	ft ²
First Floor	57.90	623
Attic	16.78	181
Total	74.68	804

The above floor areas have been calculated from on-site measurements and are stated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





Services

The property is connected to mains supplies of water and electricity, with drainage into the public sewer.

Space heating is provided by a series of wall-mounted electric storage radiators.

Planning

We understand the property is registered for Class 1A (Shops, financial, professional and other services) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Rateable Value

2026 RV - £4,900

The subjects therefore qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier eligibility.

Rent & Lease Terms

Rental offers around **£4,500 per annum** are invited.

The property is available by way of a new Full Repairing & Insuring (FRI) lease, for a flexible term, incorporating a regular review pattern.

Incentives may be available, subject to the length of lease agreed.

Value Added Tax

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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