

TO LET (MAY SELL)

Office / Redevelopment

Prominent position on busy town
centre thoroughfare

Private parking

NIA: 168.39 m² (1,812 ft²)

Available to rent as a whole or in
separate lots

£14,000 per annum

Purchase offers invited



VIDEO TOUR



WHAT 3 WORDS



17 BUCCLEUCH STREET, DUMFRIES, DG1 2AT

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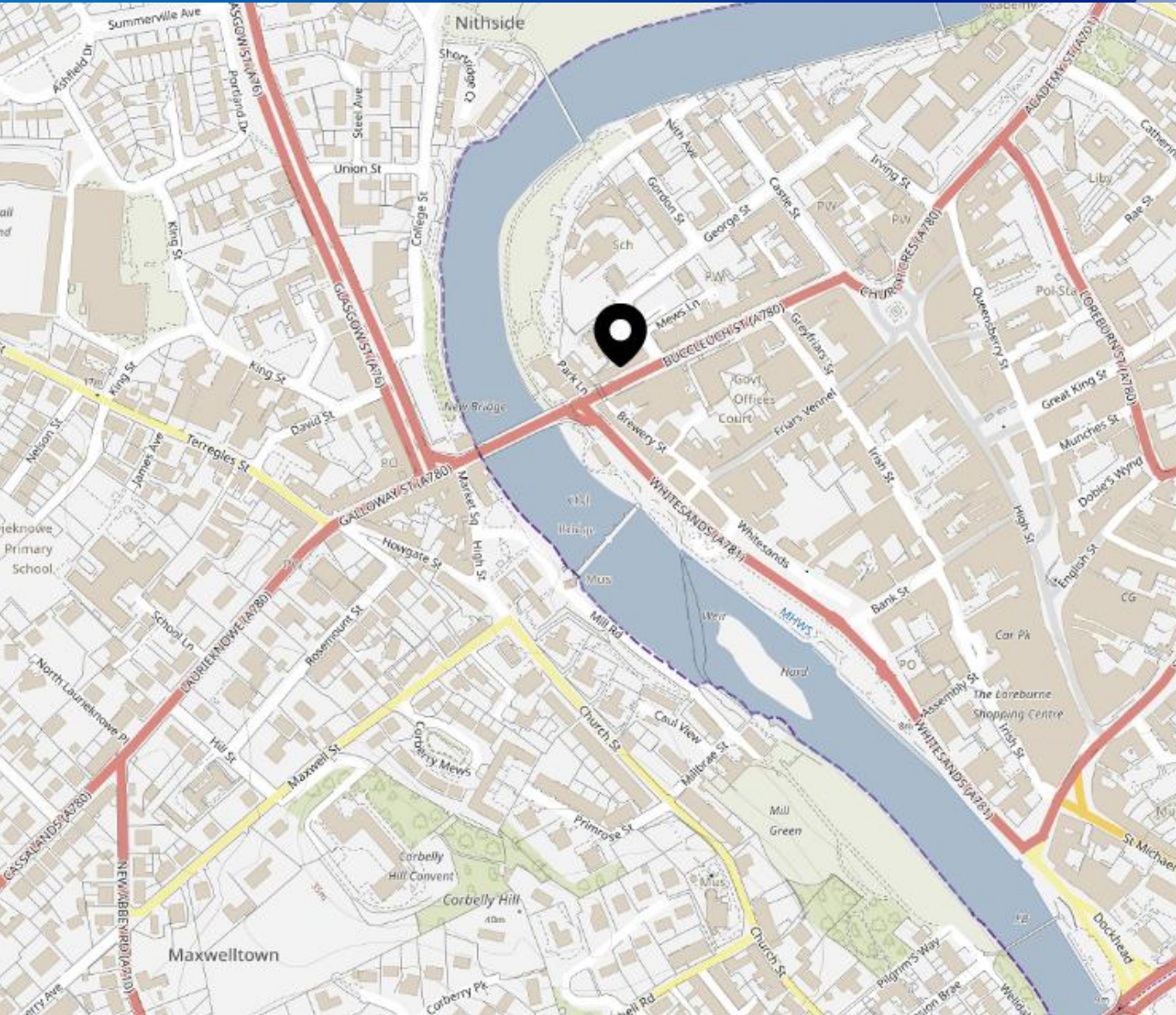
Robert Maxwell: robert.maxwell@shepherd.co.uk | 01387 264333 | www.shepherd.co.uk





Location

17 BUCCLEUCH STREET, DUMFRIES, DG1 2AT



The property fronts a busy town centre thoroughfare and subsequently benefits from a high level of passing traffic and pedestrian footfall.

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.

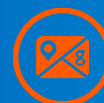
The A709 provides the shortest link to the A74(M) motorway at Lockerbie, although the A75 and A701 offer alternative routes dependant on the direction of travel, with junctions at Gretna and Beattock respectively.

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

The property is set on the northern side of Buccleuch Street, between its junctions with Whitesands and Charlotte Street, and forms part of the town's main professional district.

Nearby commercial properties include D&G Council municipal chambers, Dumfries Sheriff Court, professional offices, department stores, salons, retail units, public houses, restaurants, and hot-food takeaways.

Office accommodation on busy thoroughfare

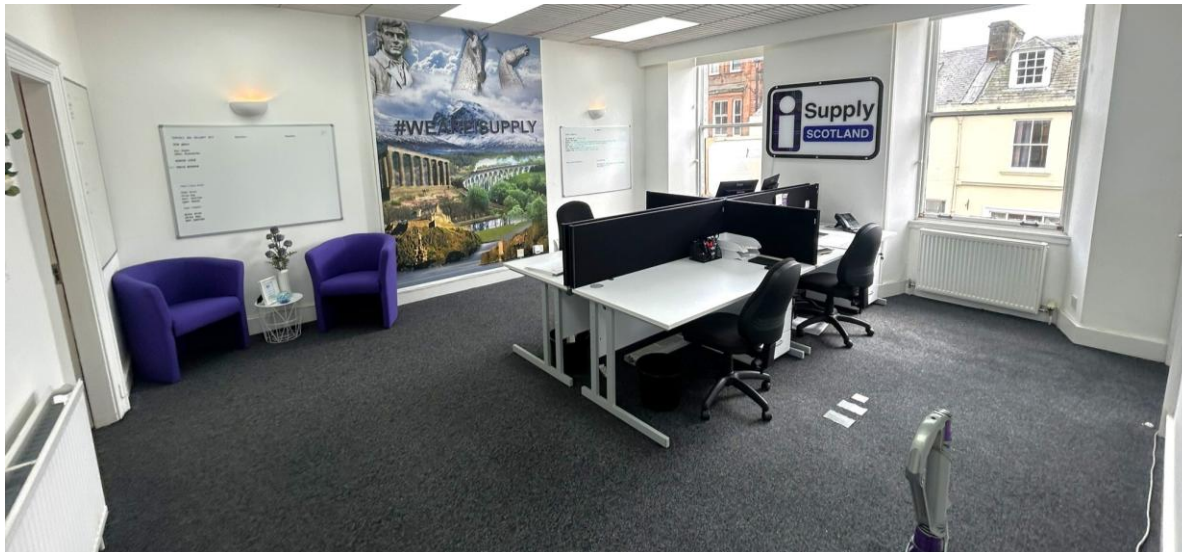


FIND ON GOOGLE MAPS



Description

17 BUCCLEUCH STREET, DUMFRIES, DG1 2AT



The subjects provide adaptable office accommodation, arranged over ground, first, basement and attic floors.

The property comprises four storey mid-terraced building of traditional sandstone construction surmounted by a pitched and slated roof.

Access into the shared ground floor foyer is controlled by a buzzer entry system.

The internal accommodation within the first office suite extends to a reception office and meeting room at ground floor level, together with offices, stores and staff welfare facilities in the basement.

The second suite extends to a large main office, private office / store, meeting room, kitchenette and w/c at first floor level with three stores located in the attic.

The floors are carpeted throughout. The walls and ceilings have a painted finish.

Private parking for three cars is available at the rear, via Brewery Street, and is accessible from basement level.

| Accommodation | m ² | ft ² |
|---------------|----------------|-----------------|
| Basement | 39.85 | 429 |
| Ground Floor | 50.35 | 542 |
| First Floor | 51.11 | 550 |
| Attic | 27.08 | 291 |
| Total | 168.39 | 1,812 |

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).



Description

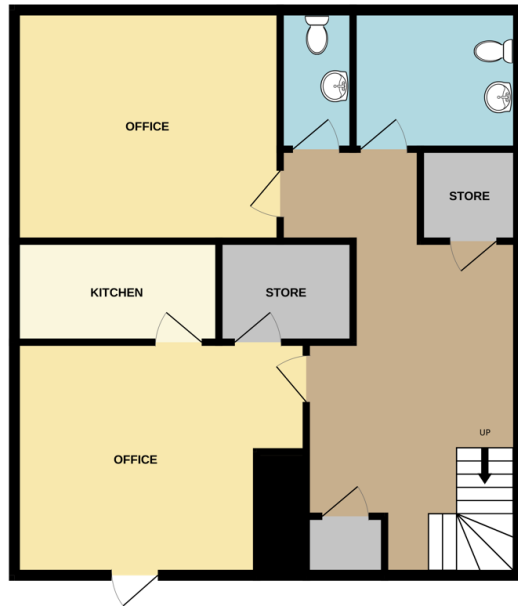
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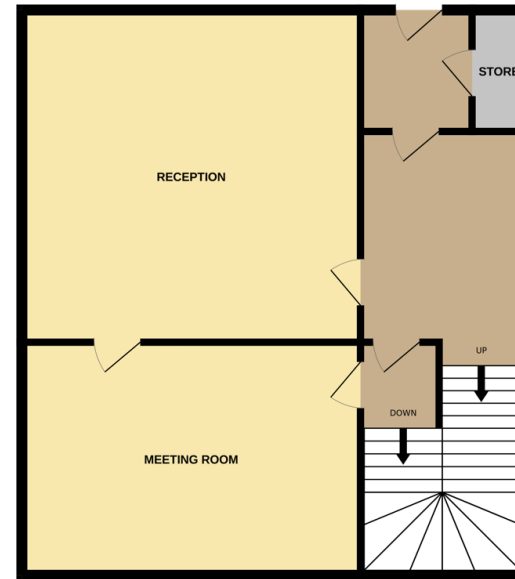


Floor Plans

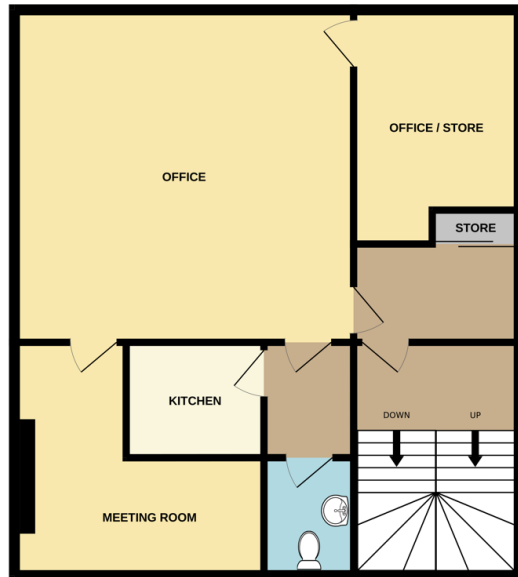
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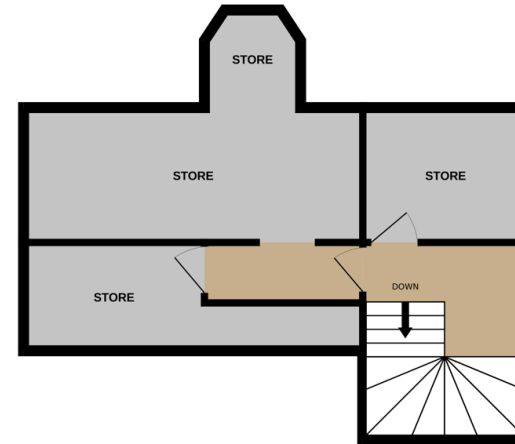
Basement



Ground Floor



First Floor



Attic



Site Plan

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Services

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

Space heating is provided by a communal gas-fired boiler serving a series of wall mounted radiators.

Planning

We understand the property is registered for Class 4 (Business) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is however well suited to alternative commercial use, subject to Local Authority consents.

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

Rateable Value

Ground Floor & Basement - £6,100
First Floor & Attic - £5,600

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

Rent, Lease Terms & Price

Rental offers around **£14,000 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.

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

Purchase offers are invited.

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 / purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

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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