

**TO LET**

**Office / Business**

Accessible ground floor suite

Raised floors & suspended ceilings

Five dedicated car parking spaces

NIA: 217.39 sq.m. (2,340 sq.ft.)

Suited to a variety of commercial uses  
(subject to consents)

Rental offers invited



VIDEO TOUR



WHAT 3 WORDS



**GROUND FLOOR SUITE, 161 BROOMS ROAD,  
DUMFRIES, DG1 2SH**

**CONTACT: Fraser Carson: [f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)  
Robert Maxwell: [robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk) | 01387 264333 | [www.shepherd.co.uk](http://www.shepherd.co.uk)**





# Location

GROUND FLOOR SUITE, 161 BROOMS ROAD,  
DUMFRIES, DG1 2SH



**The property occupies a prominent position on Annan Road and is surrounded by a variety of national and local businesses.**

Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as 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.

Connections to the A74(M) / M6 motorway are available at Lockerbie via the A709, Gretna via the A75, and Beattock via the A701.

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

The property is situated in an established mixed-use district and lies on the northern side of Brooms Road, near to its junction with Annan Road which provides a direct link to the A75 bypass.

Dumfries town centre lies around 1.0 mile to the west.

The remainder of the building is currently let by The Scottish Ministers (Rural Payments & Inspections Division), DVSA, Key Housing Association, Vigilant Security (Scotland), and Cromaproception.

Other surrounding commercial occupiers include Scottish Power, Morrisons, Lidl, The Range, Arnold Clark, Klic Cars, and John Pagan & Son funeral directors.

**Modern ground floor suite set within purpose-built two-storey office building.**



FIND ON GOOGLE MAPS



# Description

GROUND FLOOR SUITE, 161 BROOMS ROAD,  
DUMFRIES, DG1 2SH



**The subjects comprise a ground floor office suite, forming part of a larger purpose-built two-storey office block.**

The building is of concrete frame construction with a roughcast external finish. The roof over is pitched and clad with profile metal sheeting. Windows are of double-glazed aluminium casement design.

The office suite is served by an external access ramp, communal entrance hall, and shared accessible toilet facilities.

The suite is capable of offering a full open-plan layout.

However, demountable partitions have been erected to provide the following accommodation:

- Reception
- Open-Plan Office
- Four Private Offices
- Meeting Room
- Kitchen
- Store / Server Room

The suite benefits from raised floors, providing flexibility for future fit-out works, together with painted / papered walls and suspended acoustic tile ceilings.

There are five dedicated parking spaces within the private car park at the side of the building. Communal short stay parking is also available at the front of the building.

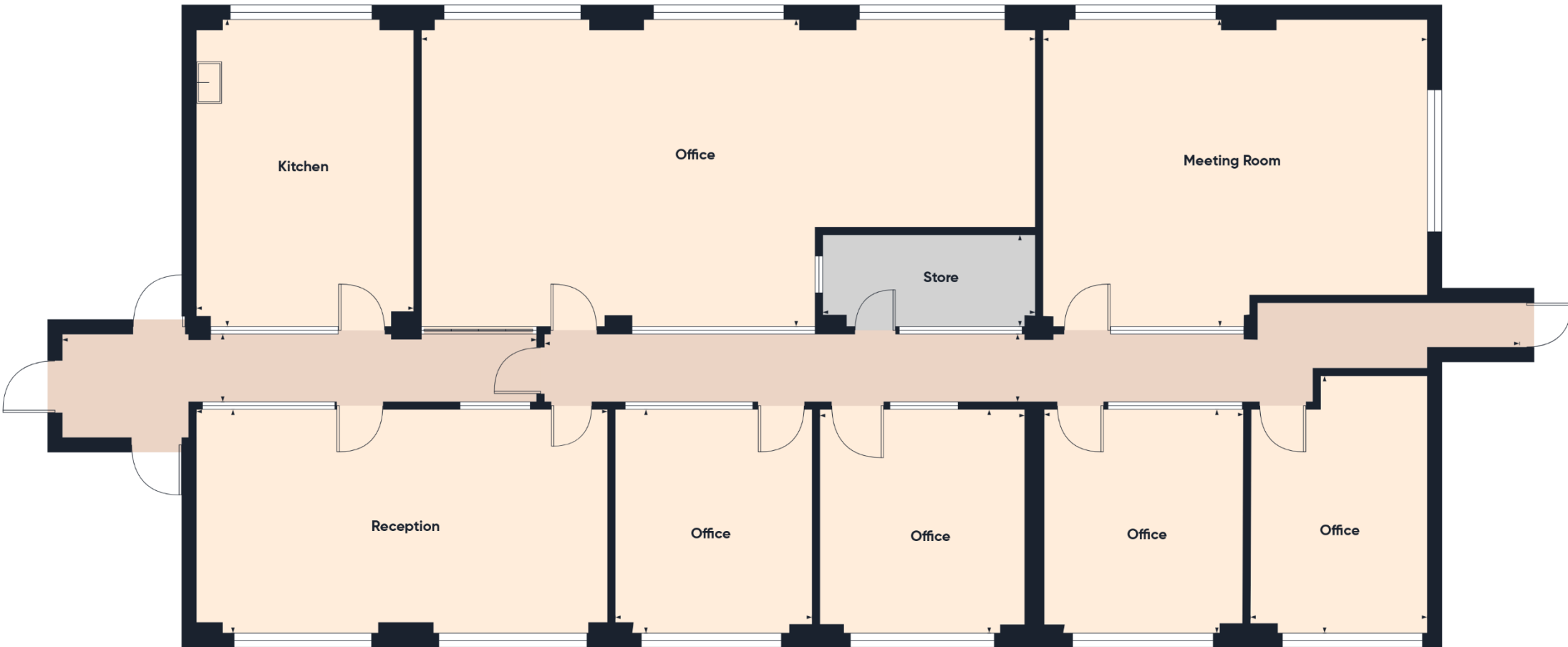
FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	217.39	2,340

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



# Floor Plan

GROUND FLOOR SUITE, 161 BROOMS ROAD,  
DUMFRIES, DG1 2SH







# Site Plan

GROUND FLOOR SUITE, 161 BROOMS ROAD,  
DUMFRIES, DG1 2SH





## Services

Mains water, electricity, gas, and drainage.

The property is served by a communal gas-fired central heating system, with wall mounted radiators.

## Planning

We assume the subjects benefit from Class 1A (shops, financial, professional and other services) and Class 4 (business) consent, 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

RV: £19,600

## Energy Performance Certificate (EPC)

Energy Performance Rating: Pending

A copy of the EPC is available on request.

## Rent & Lease Terms

Rental offers are invited.

The suite is available by way of a new lease on a Full Repairing & Insuring (FRI) basis, for a flexible term that incorporates a regular review pattern.

Tenant incentives may be available in the case of a long-term lease.

## Service Charge

The landlord operates a standard service charge to cover the cleaning, maintenance, and repair of all common parts. Tenant utility costs are excluded, except for the shared heating system.

Full details are available on application.

## VAT

We are verbally advised that the property is VAT elected.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

The assignee / sub-tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

## Get in Touch

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



**Fraser Carson**

[f.carson@shepherd.co.uk](mailto:f.carson@shepherd.co.uk)



**Robert Maxwell**

[robert.maxwell@shepherd.co.uk](mailto:robert.maxwell@shepherd.co.uk)

### Shepherd Chartered Surveyors

18 Castle Street, Dumfries, DG1 1DR

t: 01387 264333



### 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.

[shepherd.co.uk](http://shepherd.co.uk)