

TO LET

Office

Set within main professional district

Lower ground floor accommodation
with private courtyards

Gas-fired central heating system

NIA: 59.27 m² (638 ft²)

Qualifies for 100% rates relief

£5,000 per annum



VIDEO TOUR



WHAT 3 WORDS



**LOWER GROUND FLOOR,
18 CASTLE STREET, DUMFRIES, DG1 1DR**

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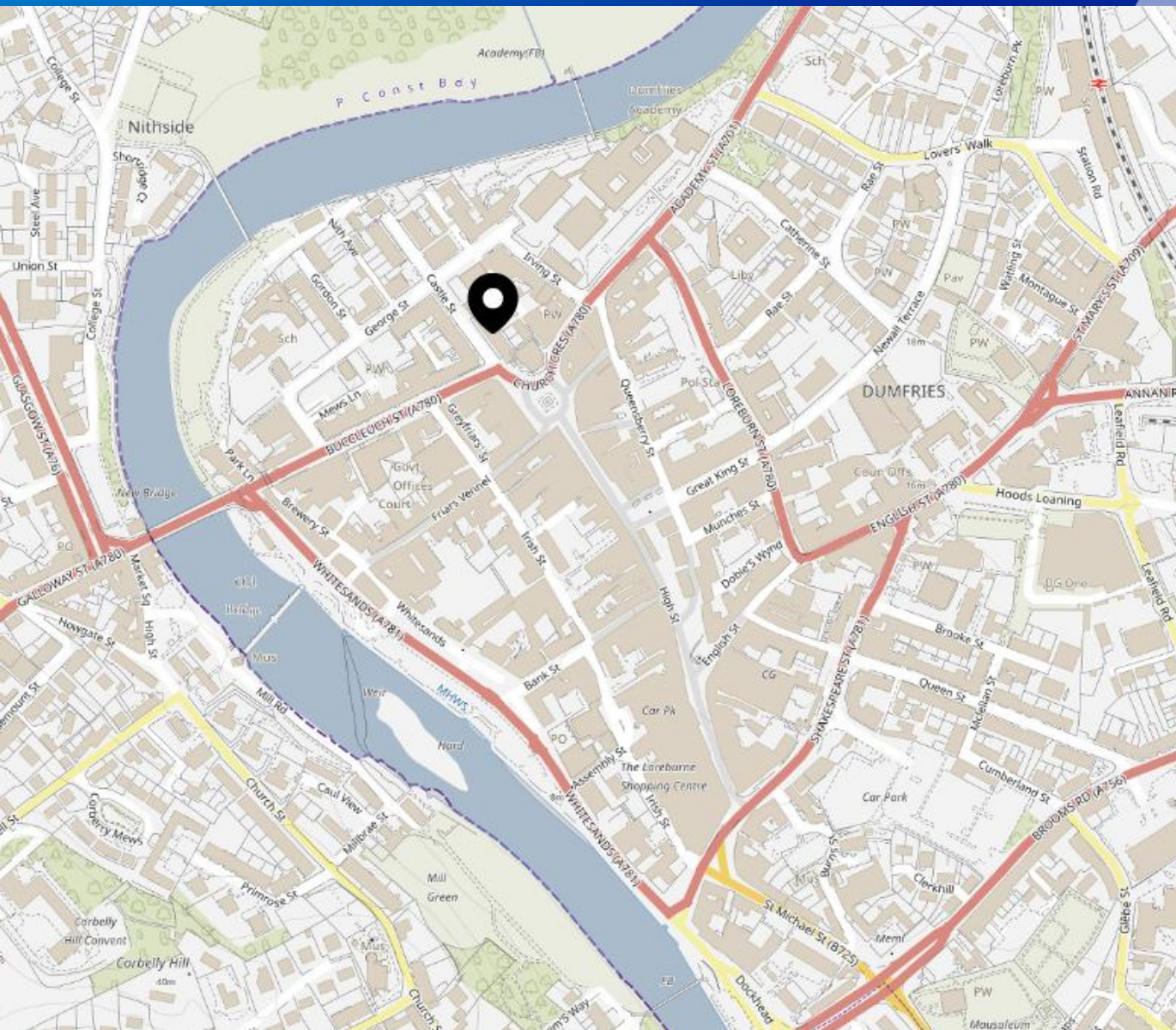
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Location

LOWER GROUND FLOOR,
18 CASTLE STREET, DUMFRIES, DG1 1DR



The property occupies a prime position within the town's main professional district.

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 subjects are set on the eastern side of Castle Street, near to its junction with Buccleuch Street, within a mixed-use district at the northern end of the pedestrianised High Street.

In addition to on-street parking, there are several free public car parks and a bus stance / taxi rank within short walking distance.

Surrounding commercial properties include pharmacies, a doctor's surgery, dental surgeries, professional offices, public houses, restaurants, salons, and retail units.

Self-contained town centre office with private courtyards to front & rear

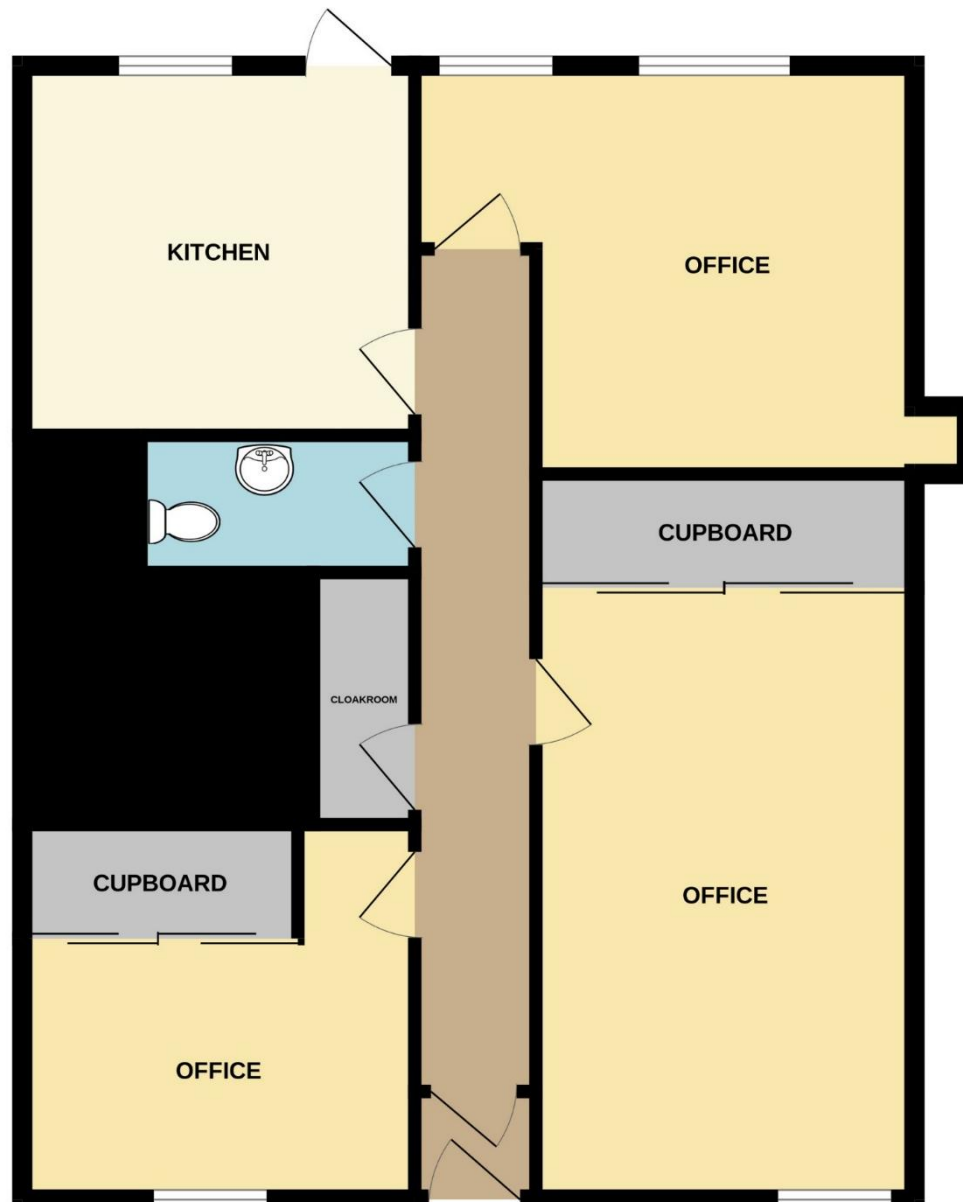


FIND ON GOOGLE MAPS



Description

LOWER GROUND FLOOR,
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The office provides adaptable cellular accommodation that can support a wide range of business operations.

The property is formed over the lower ground floor of a Category A listed mid-terraced Georgian townhouse.

The building is of traditional sandstone construction with painted ashlar frontage, surmounted by a pitched and slated roof with mansard detail. Windows are of timber sash design.

Access from the public footpath is via an external sandstone staircase with wrought iron handrail.

The internal accommodation extends to an entrance vestibule & hallway, three offices, kitchen (with shower cubicle), toilet, cloakroom, and storage.

There are a mix of carpet, vinyl, and tile floor coverings, together with painted walls, and suspended acoustic tile ceilings.

Externally, the property benefits from gravel surfaced courtyards to the front and rear.

FLOOR AREA	m ²	ft ²
Lower Ground Floor	59.27	638

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).



Gallery

LOWER GROUND FLOOR,
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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 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.

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

Rateable Value

RV - £4,650

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

Rent & Lease Terms

Rental offers around **£5,000 per annum** are invited.

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

Incentives may be available, subject to the length of sub-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 sub-tenant will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: C

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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