

# TO LET

## BUSINESS CENTRE

Extensively refurbished and well presented property with private parking, gardens & café

15 Private Letting Rooms  
7.2 m<sup>2</sup> (78 ft<sup>2</sup>) – 172.10 m<sup>2</sup> (1,853 ft<sup>2</sup>)

Flexible lease terms &  
all-inclusive monthly rent

All individual rooms qualify for  
100% rates relief

Secure 24-hour access  
High speed internet

Rent from £250 + VAT pcm



VIDEO TOUR



WHAT 3 WORDS



MOAT BRAE, 101 GEORGE STREET, DUMFRIES, DG1 1EA

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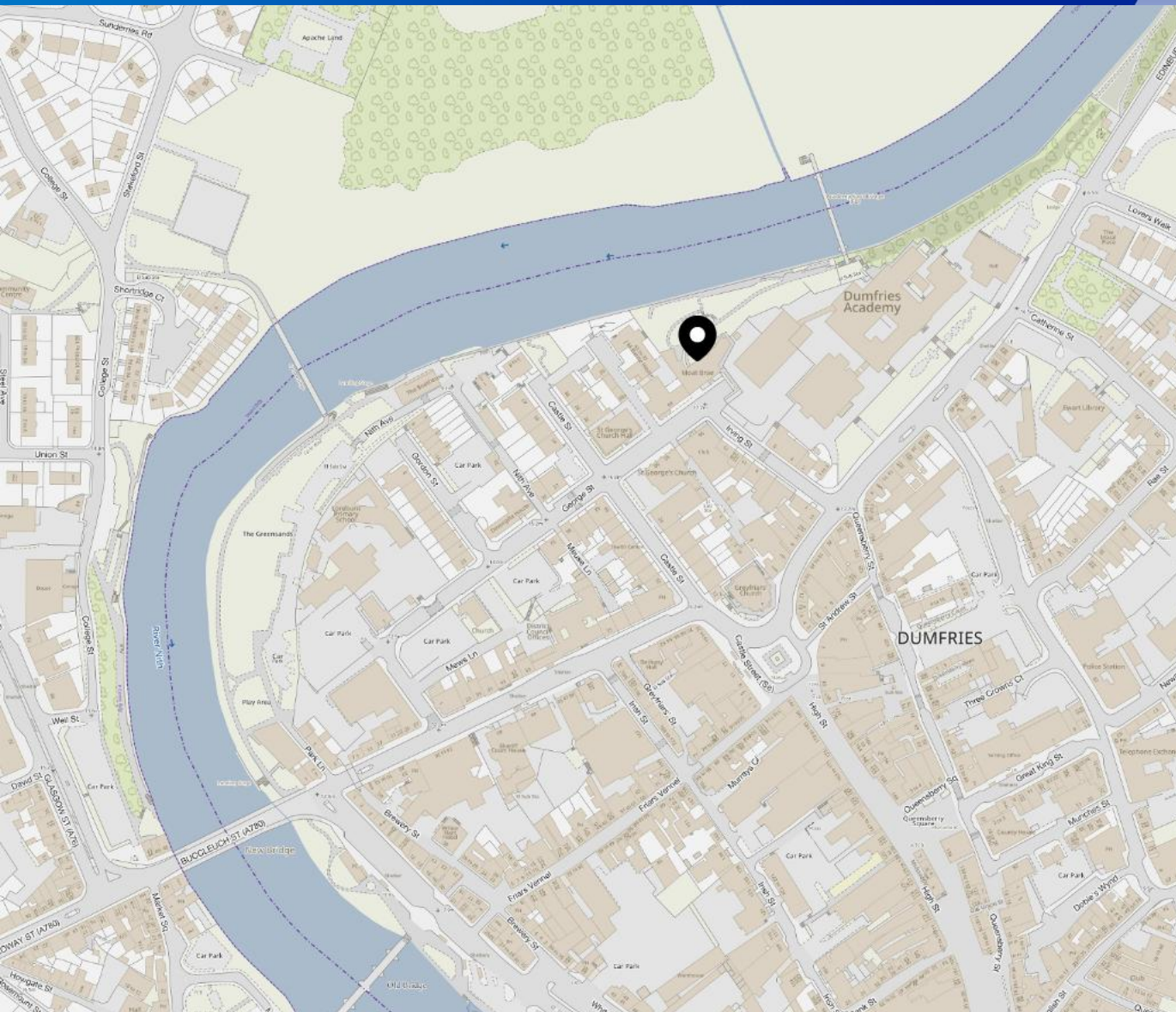






# Location

MOAT BRAE,  
101 GEORGE STREET, DUMFRIES, DG1 1EA



**The property occupies an accessible position at the northern edge of Dumfries town centre yet boasts a strong sense of seclusion from its woodland gardens.**

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 set within a mixed commercial and residential district around 200 yards from the pedestrianised High Street.

Surrounding commercial properties include Dumfries Academy, professional offices, a doctor's surgery, dental surgeries, pharmacies, churches, salons, restaurants, public houses, and a fitness studio.

Free public parking and public transport links are available within a short walking distance.

**Local landmark occupying a large riverside plot and set in the main professional district.**



FIND ON GOOGLE MAPS





# Description

MOAT BRAE,  
101 GEORGE STREET, DUMFRIES, DG1 1EA

**Extensively refurbished and well presented multi-occupational business centre with private parking, gardens and café.**

The four storey Category B listed building was comprehensively yet sympathetically redeveloped in 2019 and offers a balanced mix of cellular and open-plan accommodation.

Features include level entry & passenger lift, secure 24-hour access, high speed internet, bookable meeting room, and good quality common areas & welfare provision.

There is private parking at the front of the building for up to five vehicles. Bike storage is also available.

The landscaped rear garden offers tranquil wooded greenspace and an outlook over the River Nith together with outdoor seating, surfaced paths, and adventure facilities.

The café is accessed directly from the public footpath, however, there are also internal links to the business centre via the passenger lift, stairwell, and meeting room.







A large, modern event suite with a high wooden ceiling, large floor-to-ceiling windows, and a long wooden table with black chairs. The space is bright and airy, with a view of a green outdoor area through the windows. The text "EVENT SUITE" is overlaid in the bottom left corner.

A large, bright dining room with a long table covered in a white tablecloth, surrounded by wooden chairs. The room features a high ceiling with a chandelier, a large window with a view of greenery, and a white door on the left. A red banner is visible near the window.

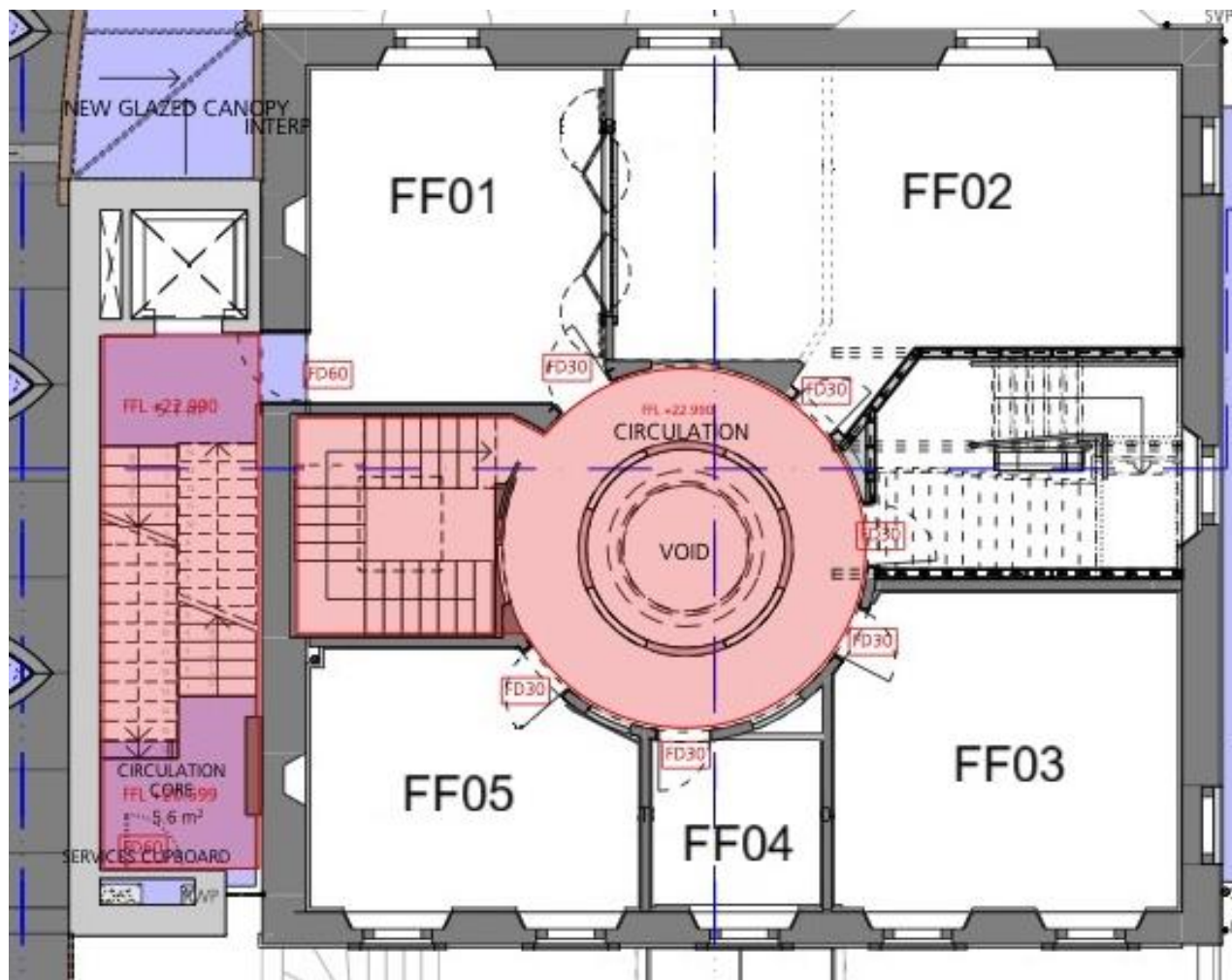
GROUND FLOOR	m²	ft²
GF01 (MEETING ROOM)	41.6	448
GF02	46.4	500
GF03	26.9	290
GF04	19.2	207
EVENT SUITE	98.8	1,063





# Floor Plans

MOAT BRAE,  
101 GEORGE STREET, DUMFRIES, DG1 1EA

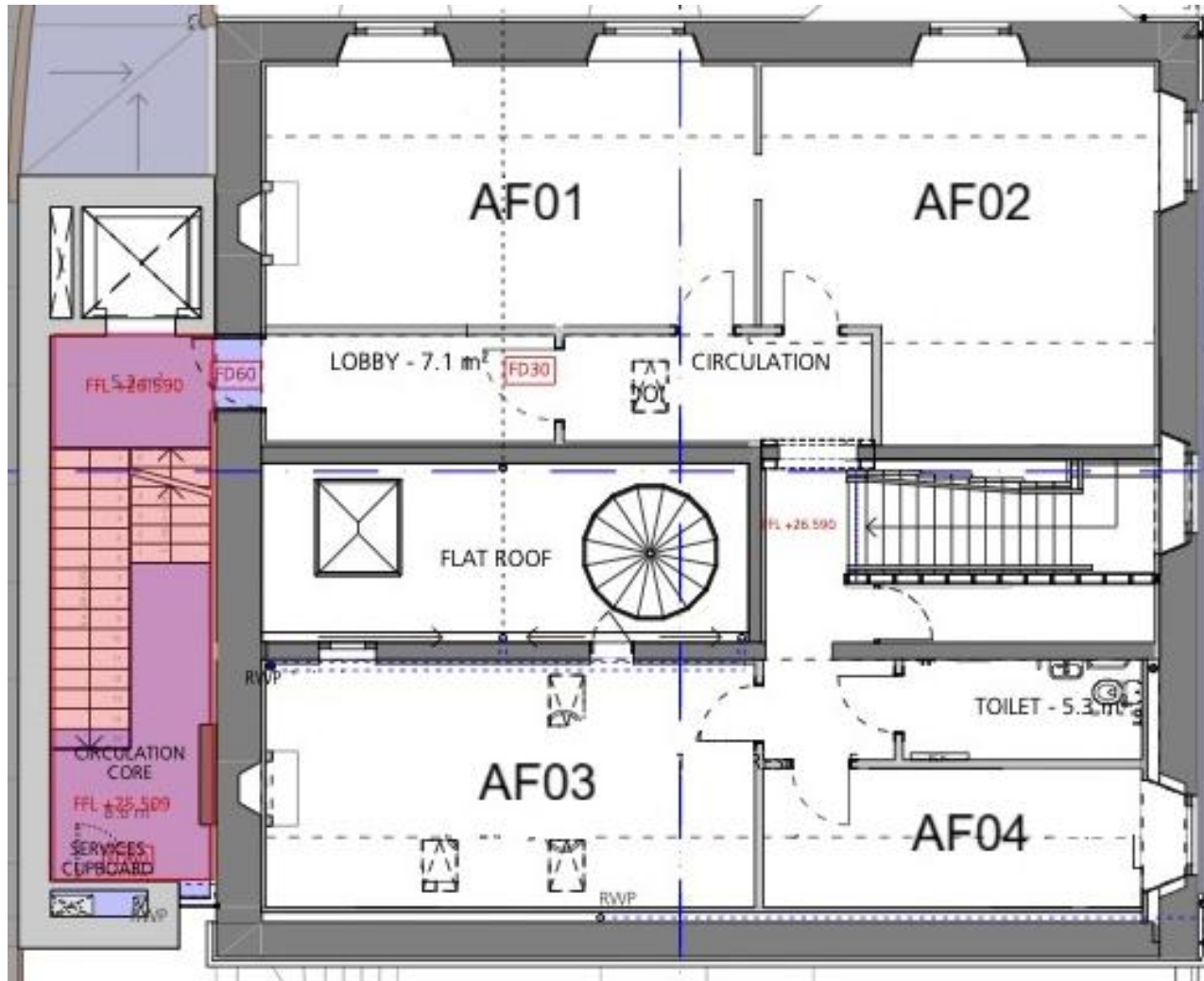


FIRST FLOOR	m <sup>2</sup>	ft <sup>2</sup>
FF01	23.8	256
FF02	40.8	439
FF03	25.7	277
FF04	7.2	78
FF05	19.1	206



# Floor Plans

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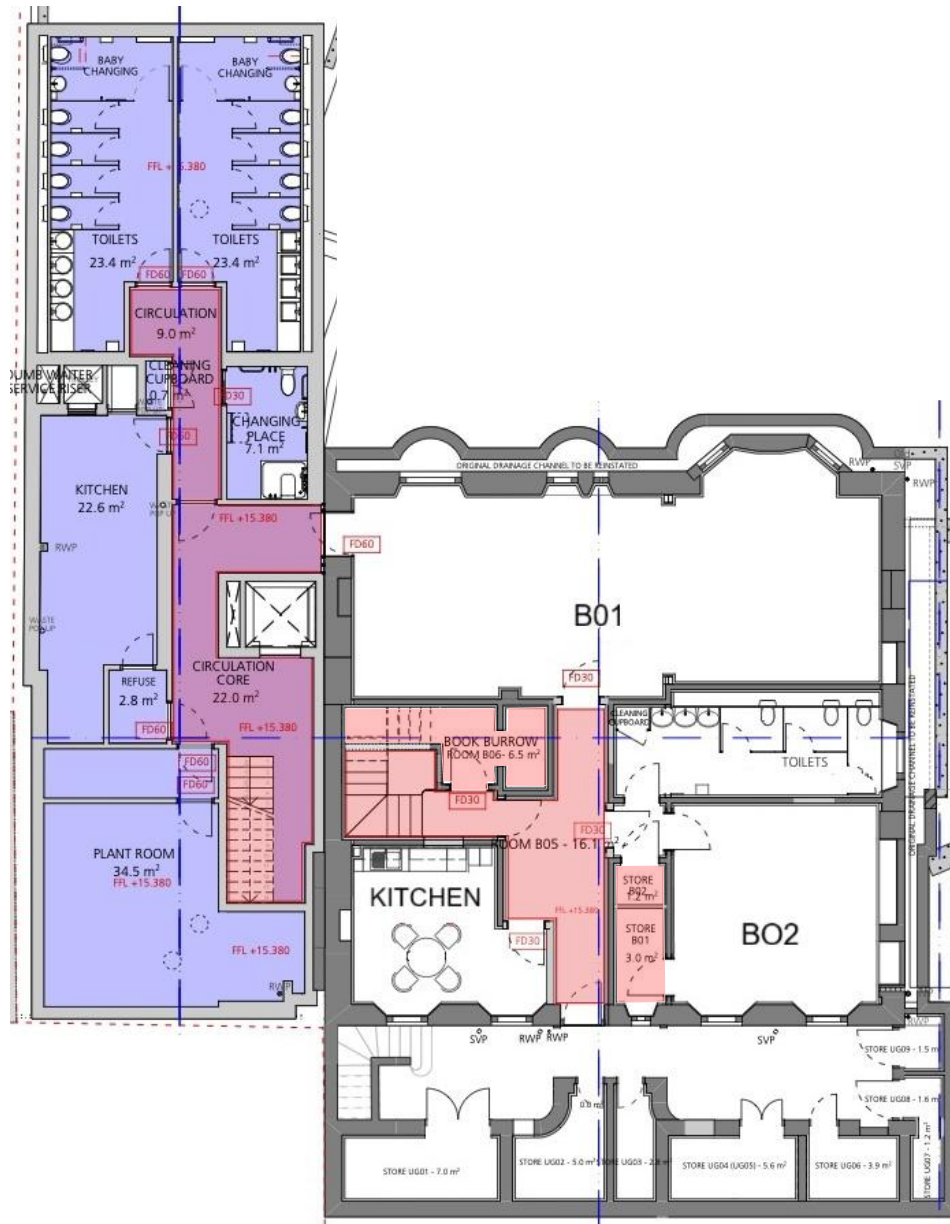
ATTIC FLOOR	m <sup>2</sup>	ft <sup>2</sup>
AF01	29.7	320
AF02	31.6	340
AF03	27.8	299
AF04	12.3	132





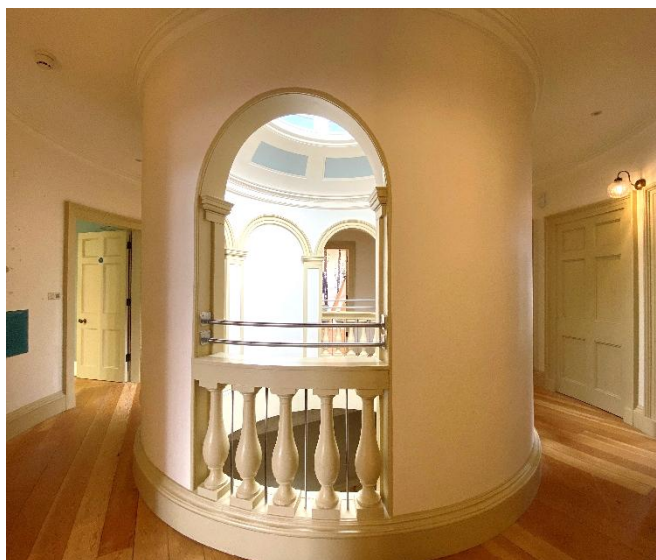
# Floor Plans

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BASEMENT	m <sup>2</sup>	ft <sup>2</sup>
B01	71.6	771
B02	26.8	288



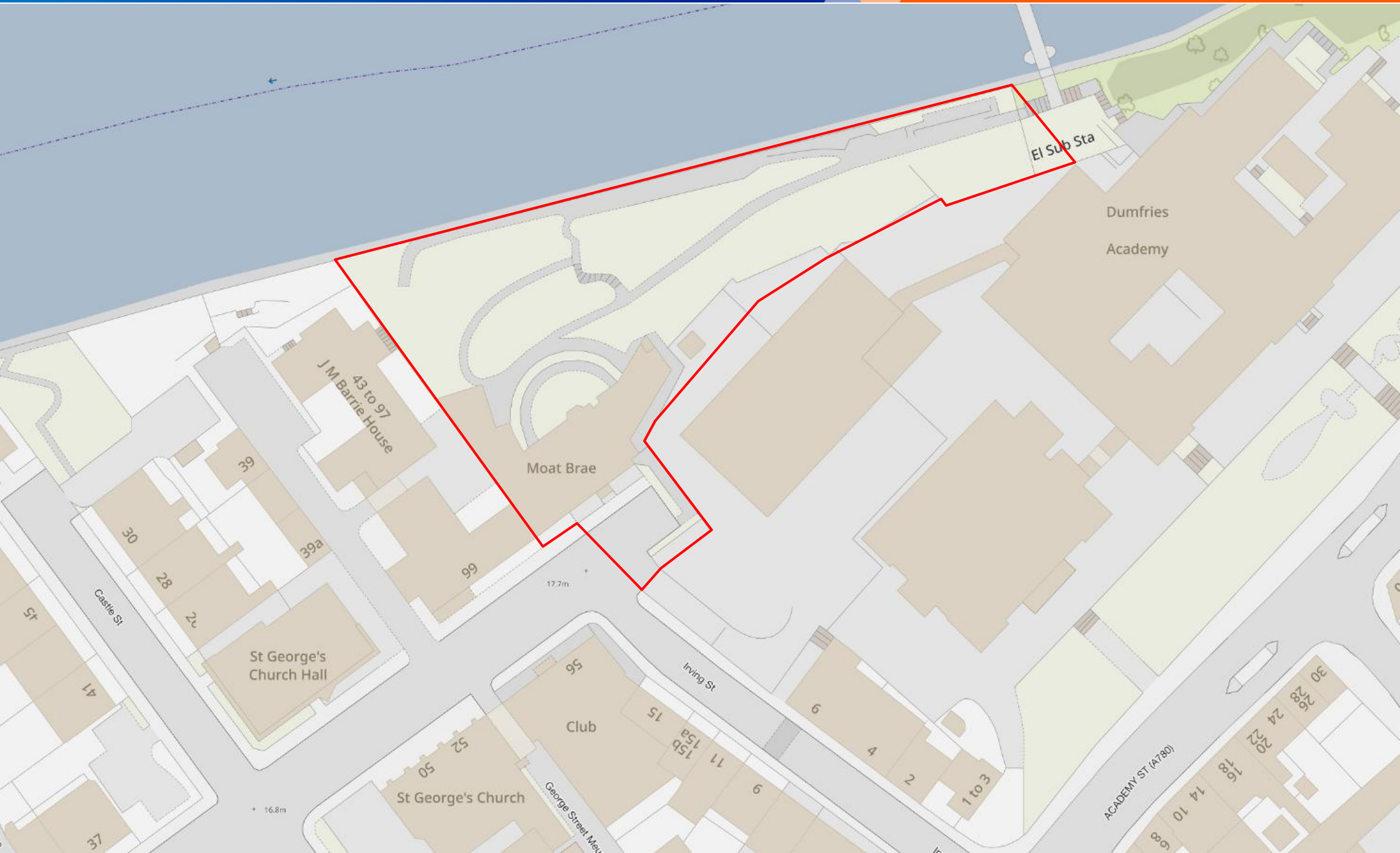






# Site Plan

MOAT BRAE,  
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## Services

The property benefits from a communal gas-fired heating system.

Heating and utility costs are included within the monthly rent.

The building is connected to high-speed internet. Further information is available on request.

## Energy Performance Certificate (EPC)

Main Building: E  
East Extension: C  
West Extension: C

A copy of the EPCs are available on request.

## Rateable Value

We are verbally advised that each letting room qualifies for 100% rates relief under the Small Business Bonus Scheme.

Prospective tenants must however satisfy themselves independently in respect of business rates payable.

## Planning

The property is operated as a multi-occupational business centre.

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

## Rent & Lease Terms

Rent from **£250 + VAT pcm.**

Flexible lease terms are available.

## 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 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:



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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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