

TO LET (MAY SELL)

Retail / Office / Redevelopment

Three storey and attic
accommodation

Town centre location

Close to large public car park and
main bus station

NIA: 431.89 sq.m. (4,649 sq.ft.)

Suited to various commercial uses
and residential development (STC)

£20,000 per annum



WHAT 3 WORDS



**13-15 CHURCH CRESCENT, DUMFRIES, DG1 1DF &
1A IRVING STREET, DUMFRIES, DG1 1EL**

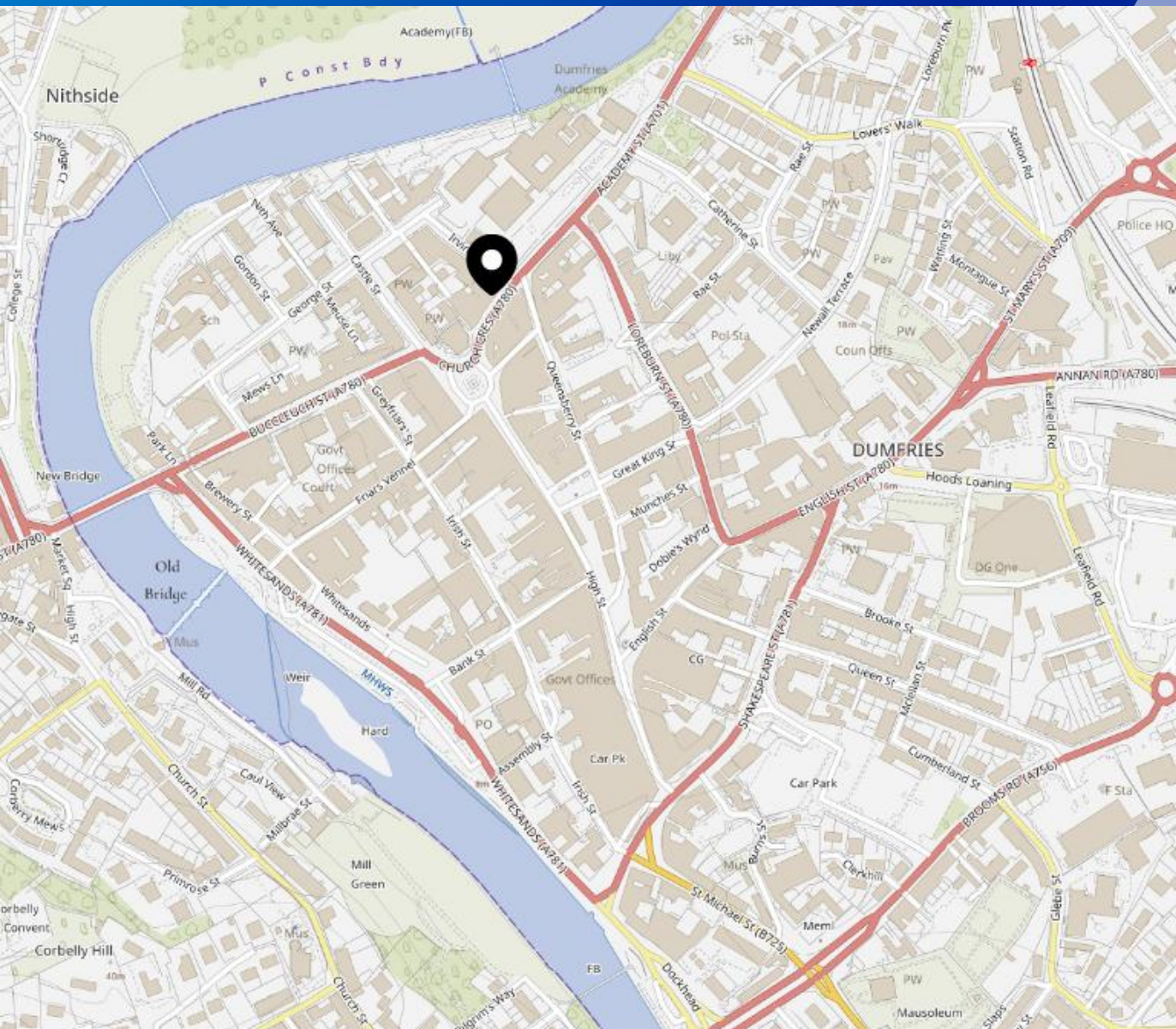
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Location

13-15 CHURCH CRESCENT, DUMFRIES, DG1 1DF



The property is located in Dumfries town centre amongst various national and local traders.

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, which is some 12 miles distant.

The property is located on the north side of Church Crescent, near to its junction with Irving Street and Queensberry Street.

The 'Burns Statue' bus stance and Munches Street taxi rank are also within short walking distance.

Neighbouring commercial properties include an array of both national and local retailers, licensed restaurants and public houses, cafe's, studios, salons and professional offices.

Prominent building located on busy town centre thoroughfare



FIND ON GOOGLE MAPS



Description

13-15 CHURCH CRESCENT, DUMFRIES, DG1 1DF



The subjects comprise a three storey, basement and attic mid & corner terraced retail premises of traditional red sandstone construction. Surmounted by a pitched and slated roof.

The internal accommodation extends to the following:

Ground Floor

Open-planned reception / office
Two private offices
Kitchen
Two W/c's

First Floor

Open-planned office / retail space
Three large offices
Kitchen
W/c

Second Floor

Five offices
Two stores
Two W/c's

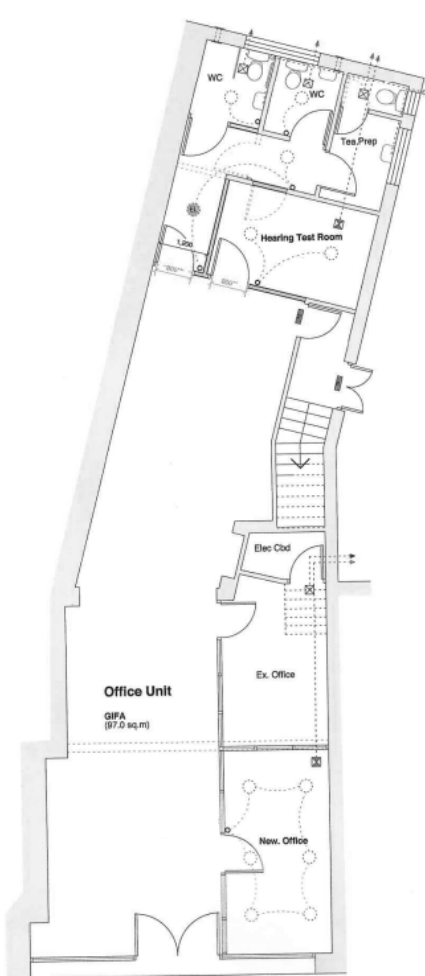
Attic

Four offices
One store

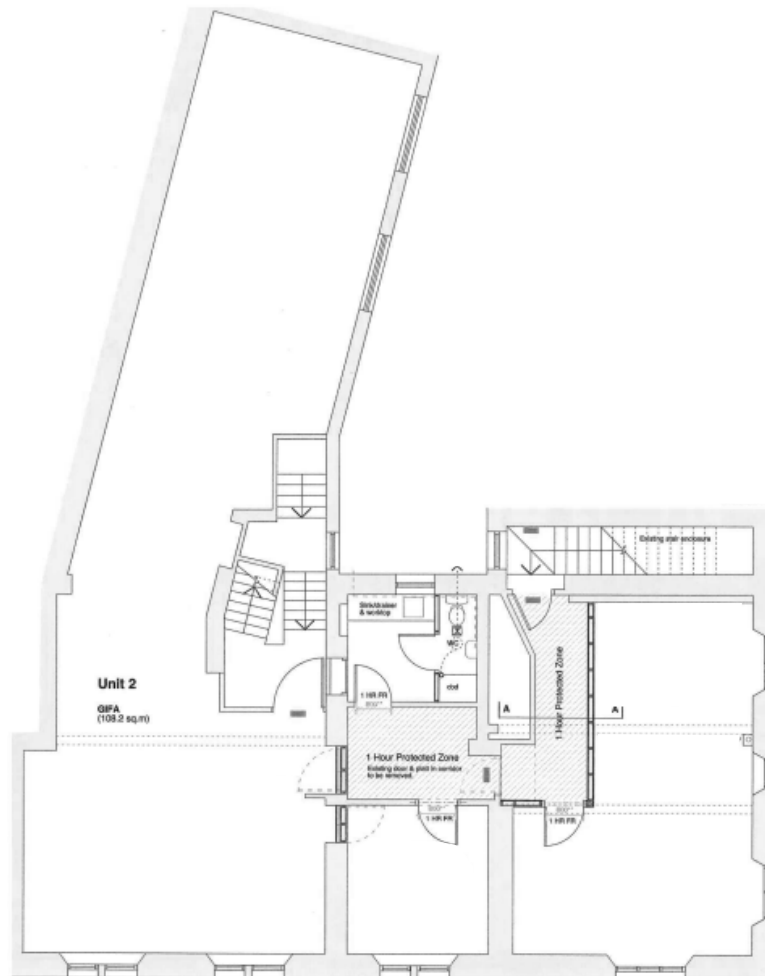


	m ²	ft ²
Ground Floor	100.07	1,077
First Floor	153.78	1,655
Second Floor	132.83	1,430
Attic	45.21	487
Total	431.89	4,649

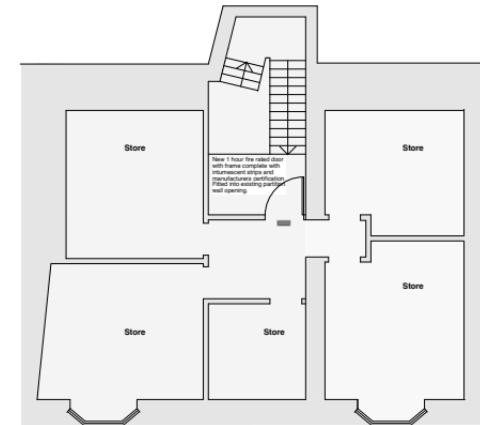
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



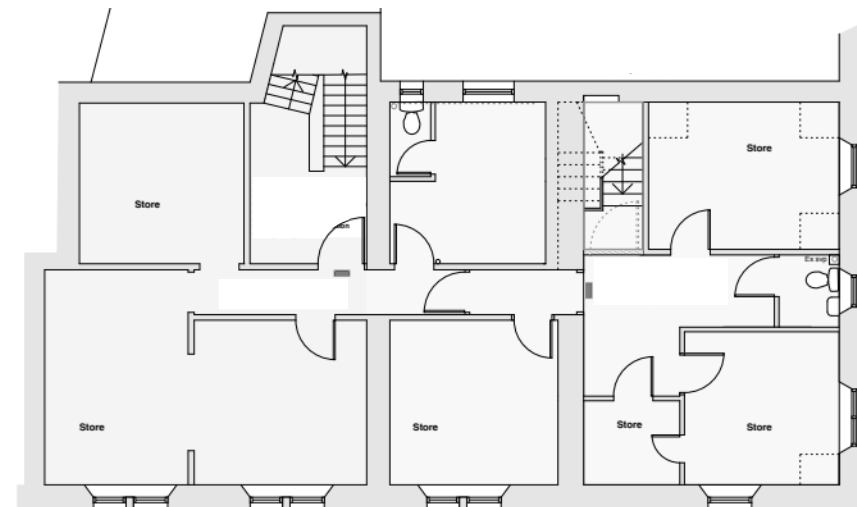
Ground Floor



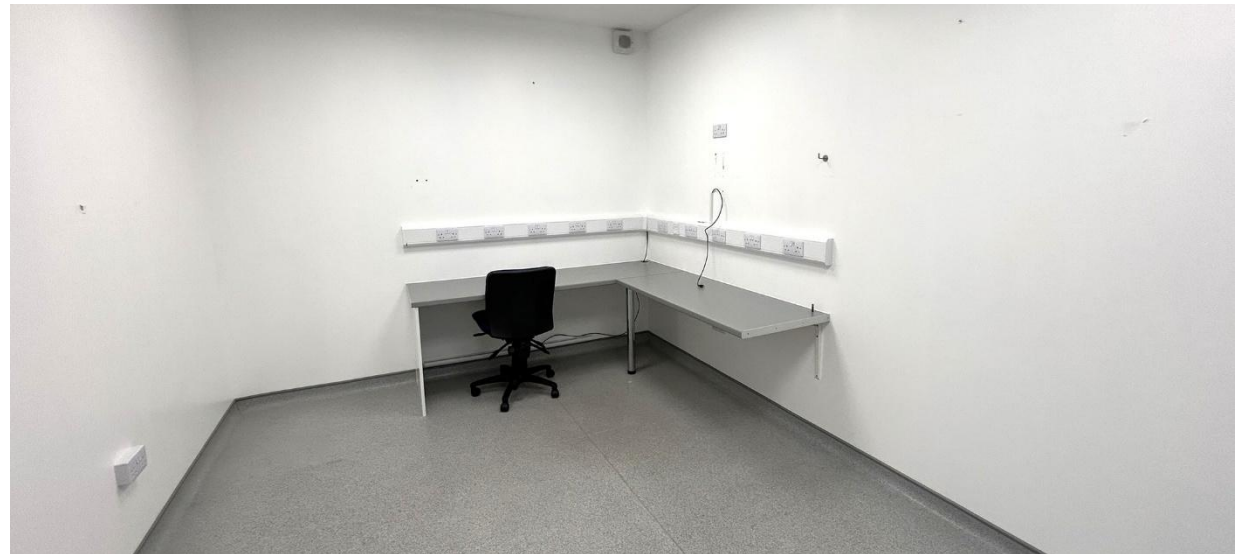
First Floor



Attic



Second Floor





Rent & Lease Terms

Rental offers around **£20,000** 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 are available, subject to the length of lease agreed.

Price

Purchase offers are invited.

Value Added Tax

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

Services

We understand the property is connected to mains supplies of water, electricity, and drainage.

Rateable Value

13-15 Church Crescent - £11,400

1A Irving Street - £5,900

If separated, both properties would qualify for 100% Rates Relief under the small business bonus scheme.

Planning

We assume the property is registered as having Class 1A (Shops, Financial, Professional and Other Services) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may lend itself to a variety of commercial uses, subject to Local Authority Consents.

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

Legal Costs

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