

# FOR SALE BY ONLINE AUCTION

**PUBLIC HOUSE**

**Auction Date: 10.02.2026**

**Ground floor pub with  
basement cellar**

**Central position &  
fronting pedestrianised street**

**Qualifies for 100% Rates Relief  
(subject to occupier eligibility)**

**Scope for alternative commercial use  
(subject to consents)**

**Guide Price: £75,000**



GOOGLE MAPS



WHAT 3 WORDS



**STAG INN, 48 BANK STREET, DUMFRIES, DG1 2PA**

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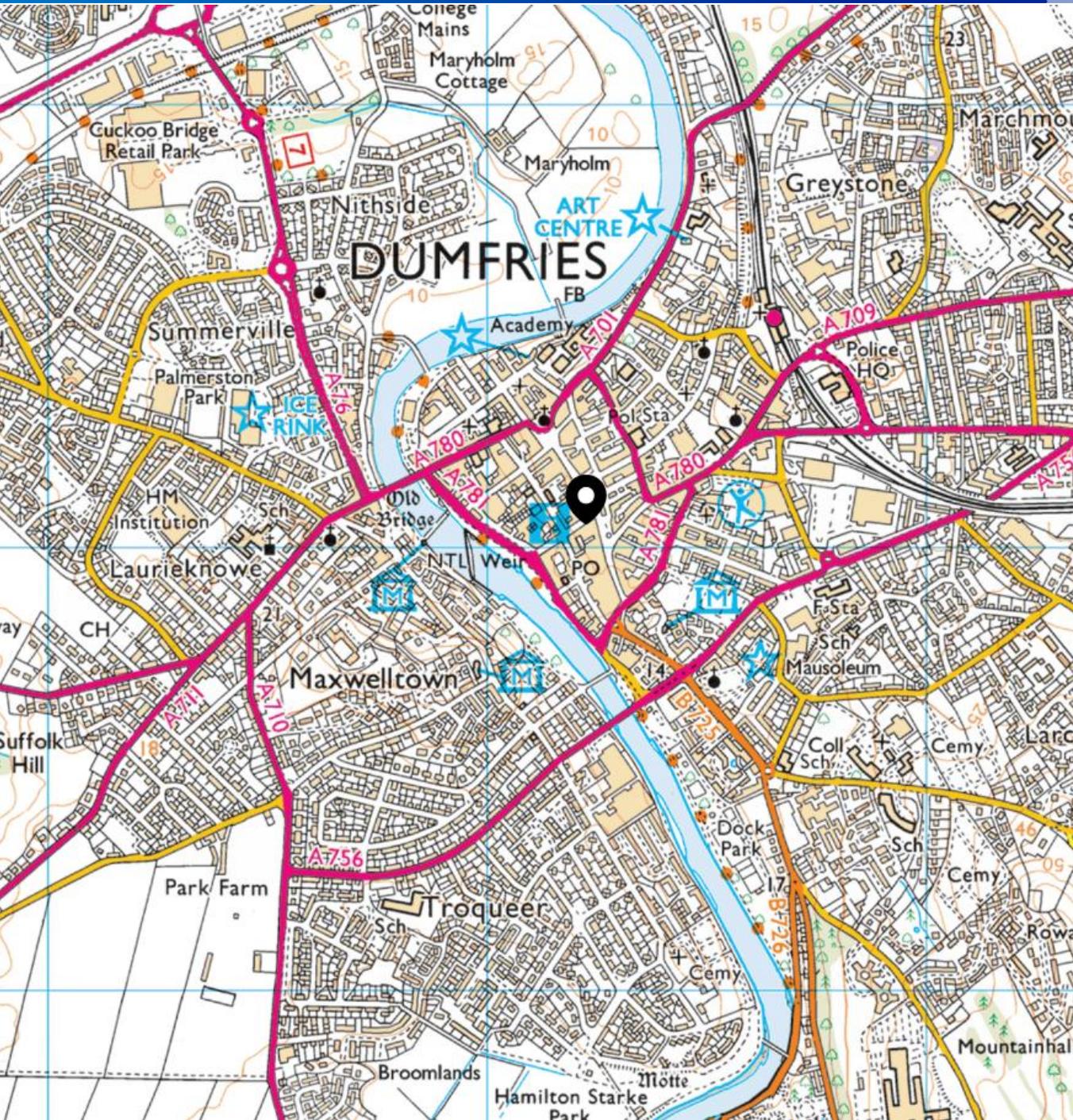
**SHEPHERD**

**PROPERTY AUCTIONS**



# Location

STAG INN,  
48 BANK STREET, DUMFRIES, DG1 2PA



**The property occupies a central position within Dumfries' town centre licensed trade circuit.**

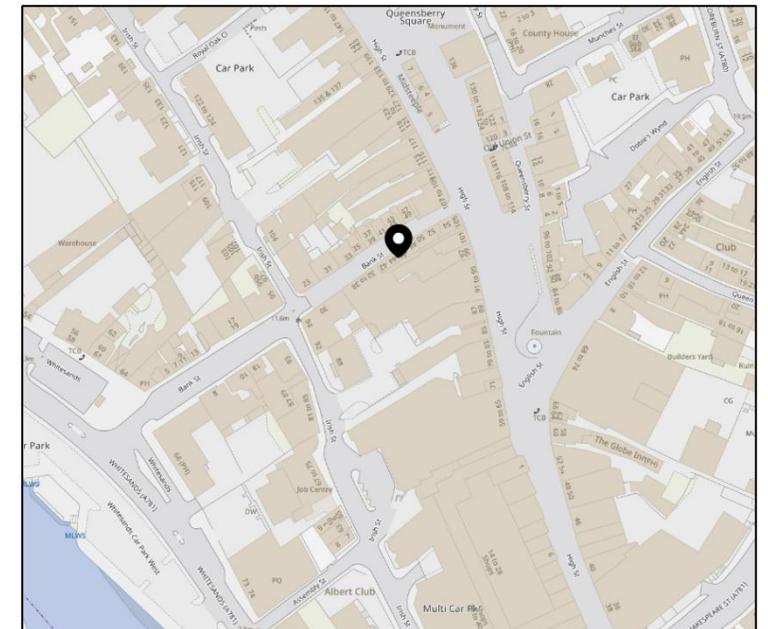
Dumfries, with a population of around 33,000, is the largest town in Dumfries & Galloway as is therefore southwest Scotland's main shopping and administrative centre.

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.

The subjects lie on the southeastern side of Bank Street, between its junctions with High Street & Irish Street.

Bank Street forms an important link between the waterfront area of Whitesands and the prime High Street retailing zone.

Public car parks and transport links are available within short walking distance.





# Description

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## Description

The subjects form a ground and basement floor property that forms part of a larger four storey tenement building of traditional construction.

The accommodation extends to a public bar (approx. 36 covers) with a liner servery and customer toilets. A floor hatch behind the servery provides internal access to the cellar.

## Licensing

We understand the Premises Licence allows for the following on sales hours:

Mon & Thu to Sat: 11:00 – 00:00  
Tue, Wed & Sun: 11:00 – 23:00

We are advised the licence capacity (on sales) is 84.

A copy of the Premises Licence is available upon request.

## Rating Assessment

Current RV: £11,200  
Proposed RV: £9,900

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

## Planning

We assume the property is currently registered for Sui Generis Class 3 (Food and Drink) use, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The unit 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.



## Auction Date

The auction will be held on Tuesday 10<sup>th</sup> February at 2:30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

## Guide Price

The property has a guide price of **£75,000**

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyer's fee is 2% plus VAT, subject to a minimum of £2,083.33 plus VAT.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

Energy Performance Rating: G

A copy of the EPC is available upon request.

## Get in Touch

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



**Fraser Carson**

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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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