

**FOR SALE**

**PUBLIC HOUSE**

Long-established  
licensed trade premises

Modernised ground floor  
& basement property

GIA: 115.69 sq.m. (1,246 sq.ft.)

Central position within  
town centre circuit

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

**Offers Over £90,000**



**VIRTUAL TOUR**



**DOUGLAS ARMS, 75 FRIARS VENNEL, DUMFRIES, DG1 2RQ**

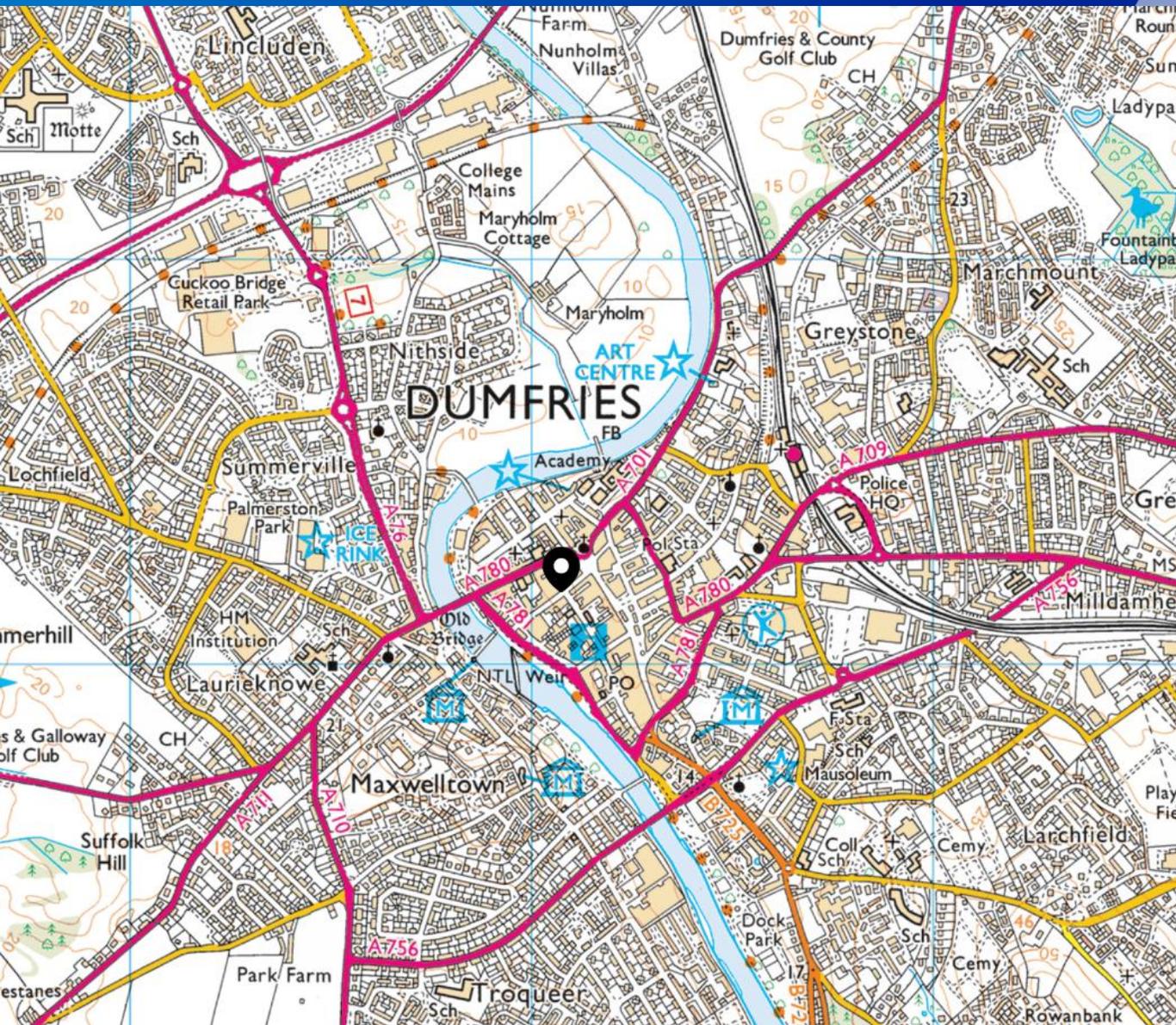
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# Location

DOUGLAS ARMS,  
75 FRIARS VENNEL, DUMFRIES, DG1 2RQ



**The property occupies an opportune position within an active leisure & licensed trade hub set within the heart of Dumfries town centre.**

Dumfries is a former Royal Burgh and historic town, with a population of around 33,000, and is the largest settlement within the Dumfries & Galloway region of southwest Scotland, which possesses rolling countryside, a spectacular coastline and an array of bustling towns and villages.

The town occupies a strategic location at the intersection of the A75, A76, and A701 trunk roads. Public transport connections include regular bus services and a railway station on the Glasgow South Western Line.

The town is also home to Scotland's first multi-institutional university campus, comprising The University of the West of Scotland, The University of Glasgow and Dumfries & Galloway College, all of which are held within the 85-acre parkland Crichton Estate. In addition, Scotland's Rural College has a nearby campus within short commuting distance.

The property lies on the northwestern side of Friars Vennel, at its junction with Irish Street, around 100 yards from the prime pedestrianised retailing area. The unit is therefore well placed to benefit from passing trade.

Surrounding commercial properties form a balanced mix of retail units, cafés, hot-food takeaways, professional offices, salons, a bookmakers, and recreational facilities, together with several pubs, bars and restaurants.

There is abundant public parking in the immediate vicinity, as well as the town's principal bus stance and taxi rank.

**Modernised & well-known public house occupying prime town centre trading position**



GOOGLE MAPS WHAT 3 WORDS



# Description

DOUGLAS ARMS,  
75 FRIARS VENNEL, DUMFRIES, DG1 2RQ



**The subjects comprise a long-established and modernised ground & basement floor public house forming part of a larger Category B listed tenement.**

The building is of traditional sandstone construction surmounted by a pitched and slate / lead clad roof.

The subjects benefit from frontages onto both Friars Vennel & Irish Street, with separate entrance doors into the public bar and snug bar.

A low-level hatch provides direct access for deliveries into the basement.

Hardwood floor coverings and new timber serveries have recently been installed within both bars. In addition, the snug bar and toilet facilities have been fully refurbished.

Seating is provided by loose tables & chairs. There are also two window benches.

Features include an open-fire, with tiled hearth & surround, along with a raised events stage.

Internal access to the beer cellar and basement stores is provided by a floor hatch set behind the public bar servery.



FLOOR AREAS	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	58.31	628
Basement	57.38	618
<b>TOTAL</b>	<b>115.69</b>	<b>1,246</b>

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plans

DOUGLAS ARMS,  
75 FRIARS VENNEL, DUMFRIES, DG1 2RQ



Ground Floor



Basement





## Services

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

Space heating is provided in the public bar by a solid-fuel open fire. Hot water is provided by an electric boiler.

## 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.

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

## Licensing

The Premises Licence has been surrendered.

We understand the previous licence permitted on sales trade from 10:00 - 01:00 (Mon-Sat) & 11:00 - 01:00 (Sun). In addition, off sales trade was permitted between 10:00 - 22:00 (Mon-Sat) & 11:00 - 22:00 (Sun).

The previous on sales capacity was 80 in total, split as 72 indoors and 8 outdoors.

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

## Rateable Value

Current RV: £7,000  
Proposed RV: £11,000

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

## Price

Purchase offers over **£90,000** are invited for our client's heritable interest.

## 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 purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

## Energy Performance Certificate (EPC)

Energy Performance Rating: G  
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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